Name (first and last)	**Address** of residence c	**Agenda Item** (Prop	**Position** on	How would	If you are providing a written comment, please leave here:	Are you re	Please name the group
Deborah A Morrin	1201 Central #C	Ryan Field Zoning	Opposed	Written co	Zoning is an important consideration when making the largest investment/purchase of your life, which is your residence. Ryan Field is located in a residential neighborhood. I would never have purchased a home here if you had had the zoning that is being proposed by Northwestern at that time. I attended the meeting last night (June 27) hosted by council member Eleanor Reville (sic). I listened carefully. I appreciate the Land Use commission chairman clarifying what the decision to approve or deny would entail. You asked for specifics. I am opposed to changing the zoning code to allow Northwestern to create a commercial music venue that would be larger than United Center and the Rosemont Allstate Stadium. The project would paralyze all of Evanston with 28,000 people coming in, almost half the population of Evanston, 10 weekends every summer. At least 48 hours over 10 summer weekends each year would render the area very difficult to live in for people within 2500 feet or further away. Central Street would be required to turn into a 4 lane highway into and out, with large semis coming in and set ups taking 20 hours pre-concert, and tear-downs taking 20 hours post concert. Concert itself taking 8 hours starting from 4 pm people coming in, and taking two hours to clear out after the concert, until 12 midnight or 1 am. This will be during the summer, which assuming 3 months involves only 12-14 weekends, so basically almost every summer weekend Evanston will be consumed with limited mobility and significant disruption for residents. The planners measured sound INSIDE the stadium but made no mention last night of the noise that will be created by 28,000 people out on the streets around the stadium. They mentioned people will use local restaurants beforehand. 28,000 people? Are they kidding? Maybe a few will, but they will also have dining in the arena, and they make no mention of the traffic involved in setting that up, tearing it down, and employees coming and going on concert days. I repeat, this is a residential area with a few small shops on Central St. I suggest the planning commission talk to Tom Tunney, 20-year alderman for the 44th ward that Wrigley Field is located in. I did. Wrigley is located in a commercial district and always has been. Northwestern makes an assumption that 30% of concert goers will arrive by public transportation because that is how it works at Wrigley. What if that is wrong and like Ravinia only 10% arrive by public transport. We can't handle that. I suggest to you that is a more appropriate expectation because the concerts at Ryan Field will be NIGHT TIME. Most people who can afford the concert tickets do not want to take public transportation home at 10 or 11 pm, especially southbound into the city, given the crime. From a land use perspective the impact of this, with the need to divert water into the North Shore Canal, the noise of 28,000 people coming and going, the pre-concert 20 hours preparations and construction, 8 hours on concert day and 20 hours post concert de construction, will seriously impact the immediate area with a mile all around making it impossible to move freely about, enjoy the beaches, and will create a huge amount of crowd noise and disruption on all the streets and neighborhoods within at least one mile of the stadium. It consumes 3 - 4 days out of every week during the summer, leaving residents only Monday, Tuesday and Wednesday to be free of that activity. Also Northwestern has other options to maintain its football program. Or frankly if it can't maintain or afford their football program without creating a mega for-profit entertainment center that is not our problem. It is Northwestern's problem and maybe if they can't afford football it is time to walk away from their football program. A mega entertainment center that will forever change the nature of the community is a high price for the community to pay on behalf of Northwestern football.		
Mayank Parikh	2721 Lincolnwood Dr 6	The new Ryan Fiel	In favor	Written co	We're Evanston residents and homeowners who live just a few blocks away from Ryan Field. We'd be proud to have such wonderful new facilities provided to the community directly, especially when the school is funding the project. It's clear that a vocal minority feels strongly against the project, but the net benefit is a clear sign that this is a project that most Evanstonians will appreciate in time and will make the community better and more compelling for new homeowners and property owners. Strongly in favor		
Chelsea Brown	2001 Grant St		In favor	Written co	The Ryan Field rebuild will only positively impact the City. The stadium and the surrounding property should be utilized to the fullest extent (including concerts) and will generate revenue and foot traffic to Evanston and the surrounding businesses. I fully support this project and urge the Commission and the City to swiftly approve the new stadium.		
Alan Laorr	15547 Sweetwater Circ	New Ryan Field	In favor	Written co	In favor of a new Ryan Field		
Neil Gambow	927 Michigan Ave. #2		In favor	In person		Self	
Adina Keexom	2631 Lawndale Ave Evanston illinois 6020		In favor	Written co	I support the renewal of the Ryan field and facility. I support the opportunity created for the city, the business owners in Evanston who will participate in the rebuilding of the facility and the development of the north side of Evanston.		
Cheryl Judice	1902 Green Bay Road, Evanston, IL. 602(		In favor	Written comment			
Paul Takacs	1121 Colfax	1121 Colfax St.	In favor	Written co	I support the new Ryan Field.		
Garrett Karp (or repres	Evanston Chamber of (	Ryan Field	In favor	In person		Group	Evanston Chamber of Commerce

Kelly Marcelle	2342 Ashland Avenue	NU stadium	In favor	Written co	The stadium rebuild with a zoning change will allow Evanston to grow both economically and as a community resource for all of its citizens. I live two blocks south of the stadium and have for 24 years. Is there traffic and some extra noise from home football games? Yes. That said, it's controlled and safe. NU has been a good neighbor and we appreciate all that they bring to Evanston! There is much fear mongering and outright hysteria surrounding this project. Catastrophic thinking is exactly that!		
Timothy	2342 Ashland Avenue	New NU Stadium a	In favor	Written co	I wholeheartedly support accepting NUs gift of a new stadium, with permitted, non-football events, at no cost to taxpayers. The community benefits far outweigh the minor and frequently exaggerated inconvenience to a very small group of neighbors.		
Zach Shook	2345 Ashland Avenue	Ryan Field	In favor	Written co	I am a neighbor of Ryan Field. My family and I support the re-zoning of Ryan Field. It would provide a much needed economic boost to Evanston. I have small children and am excited for them to experience what a new stadium could bring to the community. The arguments against re-zoning are speculative and rooted in NIMBYism. Thank you. Zach Shook		
Sally Mabadi	1024 Hinman Avenue	Ryan Field proposa	In favor	Written co	This is a wonderful opportunity for economic growth for Evanston, as well as being a great entertainment venue that can be enjoyed by all residents. I believe we should work together to address issues that negatively impact neighbors rather than stand against the project. I fully support proceeding.		
Kelly Marcelle	2342 Ashland Avenue	NU Zoning	In favor	Written co	I've lived 2 blocks south of the stadium for 24 years. NU has and continues to be a good neighbor. If zoning is changed , there is no doubt this will continue. Evanston's economy needs a boost! Please don't fall victim to the catastrophic claims from neighbors who are new to Evanston!		
Susan Kelly	1640 Maple Ave. 1608	Ryan Field Rezonir	In favor	Written co	I am a 30 year resident of Evanston, currently residing downtown. I support rebuilding Ryan Field and rezoning for concerts because it expands use of an existing location to benefit Evanston economically and culturally. Concerts would make Evanston a more appealing place to live, just as Ravinia has added value to Highland Park. The opportunity to replace a nearly 100 year old structure with no historic significance with a LEED certified, ADA compliant facility AT NO COST to Evanston residents should be an idea we can support.		
Peter Kelly	1640 Maple, Unit 1608	Ryan Field proposa	In favor	Written co	pursuant to my 8/3/2023 email from Meghan Jones, I am sending my written comments as a PDF email attachment to mmjones@cityofevanston.org. I would also request an opportunity to speak during the session of 8/23		
Debi Ardern	1606 Colfax St	New Stadium	In favor	Written co	I am in favor of the new stadium and the additional events that are proposed. I have gone to meetings and listened to the experts. I trust that they are doing everything in their power to make this a livable situation. I do believe that Evanston should make sure the monetary benefits are worthwhile and can be used for the good of the community.		
Scott Gingold	1326 Isabella St.	Ryan Field text am	Opposed	In person		Self	
Alan Laorr	15547 Sweetwater Circ	Evanston Land Use	In favor	Written co	I'm an NU alum who lives out of town, but visits Evanston for football games and other NU events. My wife and I currently visit annually but would visit several times more per year if the new stadium is built. Northwestern is a world class university and should have a stadium to match it's elite academic status.		
Alan Laorr	15547 Sweetwater Circ	Ryan Field rebuild	In favor	Written co	I'm an NU alum who lives out of town, but visits Evanston for football games and other NU events. My wife and I currently visit annually but would visit several times more per year if the new stadium is built. Northwestern is a world class university and should have a stadium to match it's elite academic status.		
David A Fitz	8034 Paddington Lane	Northwestern Univ	In favor	Written co	I am disabled and can not attend football games because the stadium does not allow for me to move around easily. I play football from 1963 to 1966. I would like to see one more game before I pass away. GO CATS		

Joanne Leiman	1305 Greenwood St, E	Ryan Field Rebuild		Written co	I am very much in favor of Northwestern University's plans to rebuild Ryan Field and to have re-zoning to allow all that they've proposed, including evening concerts along with the football games. This project will be key to making Evanston even stronger than ever by supporting and increasing business to Evanston businesses. Bringing in additional potential customers to the restaurants, hotels, and small businesses is a great opportunity. And, using Ryan Field for more than just football games is so smart! Let's all use this wonderful modern and up to date new stadium for more than just the limited number of football games. I think we should all feel very grateful that the Ryans are generously donating the very significant funds required to make this project happen.		
Patrick Hunt	1714 Greenwood St.	Ryan Field	In favor	Written co	I'm writing in favor of the Ryan Field development as an unapologetic YIMBY. We need more development, not less. Coming out of Covid we need more opportunities for people to gather in one place, not fewer. For many years I lived in Ann Arbor, MI where the football stadium holds over 114,000 people and there is no public transportation. Event traffic snarls things up for a little bit, but it's a joyful type of traffic. No one would seriously argue that the stadium detracts from the culture and dynamism of the community. Let's expand Ryan Field and build a more dynamic Evanston.		
Robert M Lauricella	800 Washington St	Northwestern Stad	Opposed	Written co	The concept of having concerts for 25,000 people at this location is just bad planning. No planner would propose this use for this location. The football use is grandfathered, new uses should be considered on their own merit.		
Meleika Gardner	Jackson Avenue & Cer	Zoning Land Use		Written co	Who authorized corporation counsel Nicholas Cummings to file a motion for modification (not clarification) in a federal court on June 29, 2023 without the City COuncil's approval?		
Susan Barrett-Kelly	1640 Maple Ave. Unit 1	Rezoning Ryan Fie	In favor	In person		Self	
Mike Vasilko	2728 Reese Avenue	The Two Northwes	Opposed	In person		Self	
Jill B. Laorr	15547 Sweetwater Cir,	Ryan Field rebuild	In favor	Written co	I'm an NU alum who lives out of town, but visits Evanston for football games and other NU events. My husband and I currently visit annually but would visit several times more per year if the new stadium is built. Northwestern is a world class university and should have a stadium to match it's elite academic status.		
Sonja Nordahl	1507 Colfax Street	Ryan Field redevel	In favor	In person		Self	

Richard Wright	1613 Hartzell Street	Northwestern footb	Opposed	Written co	A very significant but apparently so far overlooked issue raised by the proposed new stadium is its monstrous disproportionate size in relation to immediately adjacent and very close single family homes in Evanston and Wilmette and even commercial properties in Evanston. I don't think residents anywhere in Evanston would want the stadium adjacent to their property. Its hugely disproportionate size in relation to adjacent properties is (I believe) not even closely matched by any other Big Ten+ football stadium or perhaps any other college or pro football stadium. We need scale height drawings of the proposed stadium in relation to adjacent and nearby residential and commercial properties (north, south, east and west) and also scale drawings of the footprint of the proposed stadium and its distance from Central Street compared to the existing stadium. Northwestern University has never provided this, but instead has provided carefully prepared and presented perspectives from narrow limited viewpoints that take advantage of diminishing size as distance increases. The Land Use Commission and the Evanston alderpersons should insist on such scale drawings being prepared by Northwestern University or, better, city staff. I want to add that I am extremely concerned about the traffic and parking impacts of the proposed new stadium's uses. As anyone who lives in north Evanston already knows and experiences, traffic and parking on Central Street are already often quite difficult. Access by emergency vehicles to Evanston Hospital will be severely disrupted.		
Amy Zebala	706 Sheridan Road	Ryan Field Rezonir	In favor	Written co	We stand with the majority of Evanston residents who support the rebuilding of Ryan Field. This project will benefit residents through job growth and construction spending with minority and women-owned businesses; in the creation of opportunities for local businesses, restaurants and hotels; providing tens of millions in tax revenue to Evanston, and through special events that will bring entertainment and fun to this vibrant community.		
Kelly Gallagher	1322 Davis Street Evar	Ryan Field	In favor	Written co	I am in support of Ryan Field. It will bring people to Evanston, both boosting our businesses and economy. It is unfortunate that some will be affected by the noise of the stadium and I hate that there is a cost to this project. Unfortunately, I do not feel that Evanston can walk away from this gift of the Ryan family. Our community and businesses were shattered during Covid. This brings life and spirit back to our streets and small businesses. In my opinion, it must be developed.		
Judith Nickels	1300 CENTRAL ST	1501 Central Stree	Opposed	Written co	Before even addressing the travesty of the proposed concerts, my questions are about the demolition and removal of the tons of resulting debris. As a resident within 1,000 feet of the stadium, I want to know what testing has been done for asbestos in the structure, which was common in buildings of that era. Whether by explosives or wrecking ball, dust, fumes and toxic chemicals will be created. How will residents, school children, businesses, and workers and patients at the hospital be protected? What is the plan for transporting thousands of tons of rubble through an already congested residential/small business artery? Who will pay for the damage to Central Street and surrounding streets from the weight of the trucks? Can this work be done within existing ordinances, or will Northwestern demand further concessions in noise, traffic, nuisance, workday length, and pollution limits that everyone else abides by? And what is the plan for the disposal of the building rubble, per the Northwestern University Sustainability Plan, the City of Evanston Climate Action and Resilience Plan, and the Cook County Demolition Debris Diversion Ordinance? Or does Northwestern expect a pass on all of those as well?		

Jim Signorelli	1300 Central #206	comments	Opposed	Written co	We live at the corner of Asbury and Central in a condominium. When events Northwestern conducts end at night, a mobile street lamp casts a bright beam of light directly into our condo for hours - sometimes into the early morning. Furthermore, a loud noise from the generator powering this lamp can be heard all night, as well.		
Ronald Meyer	610 8th St, Wilmette, IL	Ryan Field propose	Opposed	Written co	Along with many over 50, I have sensorineural hearing loss requiring hearing aids. Also common among adults is my difficulty filtering out background sounds. Living a mile NW of Ryan Field, I hear drums, marching bands, announcements and crowd roars during football games. I currently overlook the intrusions because they are intermittent, mostly not electrically amplified, and not directed at my location through powerful speakers. The noise is mostly during daylight when I am not trying to sleep. The hours of relentless, amplified bass to be generated by the planned concerts will be for me a recurring torment. I know this because a nearby church put on annual concerts with amplified sound. That made me understood why loud, unrelenting bass “music” was chosen by the CIA to torture those held in Abu Ghraib Prison. The planned use of Ryan Field to me seems deeply inconsiderate, and inconsistent with its location in a residential neighborhood. Land use planning considers the character of the neighborhood. I doubt that the N.U. Board nor the Evanston City Council would approve the Ryan Field rezoning proposal for an area where their own loved ones lived. Thank you for considering my opinion. I beg you not to do this to our neighborhood. There are so many alternative ways for people to get together without tormenting neighbors.		

					includes working on urban transportation issues at the U.S. Environmental Protection Agency in Washington, D.C. from 1971-1982 and publishing many papers in the field. The Kimley-Horn report is shallow, sloppy, does not address many important issues, and contains no real analysis of the traffic impacts of the planned events. I give examples of these shortcomings below. Examples of Shortcomings 1. Mode share: This is the fraction of travelers that use automobiles and other modes and is crucial for estimating traffic flows. Table 6 of the report gives the mode shares that Kimley-Horn used. The share for automobile is 52%. The report says little about where the share numbers came from, only that they are "informed by our experience with similar stadiums across the country and ridership data referenced from CTA." The shares in Table 6 are not credible. No method can predict mode shares with the accuracy shown in the table. There is undoubtedly great variation among the shares at similar stadiums and events. The report does not say which stadiums and events are similar or what the criteria for similarity are. Nor does it state the ranges of variation or indicate what the impacts of mode shares at the high or low ends of these ranges might be. A proper study would state the stadiums and events used in the analysis, how they were selected, and what the mode shares are for each. A explanation of the selection method is essential. Otherwise, a reader of the report has no way of knowing whether the stadiums and events were selected to achieve a desired share for a particular mode, for example a low mode share for cars. The study should assess the traffic impacts for mode shares at the adverse ends of the ranges of variation to illustrate the worst impacts that the planned events could have. 2. Trip Generation and Shuttles: Page 19 of the report and Table 8 say that the capacity for concert events is planned to be 28,500 attendees. Table 8 gives numbers of attendees using each of several modes of travel in the pre- and post-event peak hours. The tabulated total in the post-event peak hour is 14,275. The report does not say when the other 14,225 possible attendees will travel or which modes they will use. The post-event automobile mode share among the 14,275 attendees in Table 8 is 12,595/14,275 = 88%. The share in Table 6 and the first column of Table 8 is 52%. The report does not explain this inconsistency, which persists after adjusting for the vehicle occupancies in Table 8. According to Table 8, 7,750 attendees will use post-event shuttles, and the capacity of a shuttle is 40 passengers. Some 200 shuttle trips will be needed to carry this many attendees. It is likely that a shuttle vehicle can make only 1 or 2 trips per hour, so 100-200 vehicles will be needed to accommodate the riders in Table 8.		
Joel Horowitz	1207C Central Street	Ryan Field Stadiun	Opposed	Written co			
					I strongly oppose Northwestern University's request for commercial zoning as part of their Ryan Field reconstruction project. This area was never intended to be a commercial district and their plans will prove deleterious to the neighborhood and the standard of living in the area because of crowding, noise, and traffic. The impact of their plans has not been adequately studied or shared with the city of Evanston or its residents. Football games and the use of Ryan Field in this residential area by Northwestwern Univ are already disruptive enough, with long lines of traffic on Isabella, causing delays and disruptions for both the neighbors and the hospital.		
Anthony Kaufman	2766 Garrison Ave	NU's proposed con	Opposed	Written co			

Dana Hoffman	1219 Central St, Apt C,	Ryan Field Stadiur	Opposed	Written co	Dear Land Use Commission: I currently own and live in a townhouse at 1219 Central Street, a mere 350 yards from Ryan Field. I moved to Evanston during the pandemic from Chicago's Wrigleyville neighborhood, where I lived for 16 years. It is a neighborhood of chaos, trash, noise, devoid of parking. Drunk people fight, smoke, and urinate into the early morning hours. It was never easy to get in and out of Wrigleyville on game days, concert nights, and other special events. It did not promote diversity of business along Clark Street - only bars and pubs with lots of TVs. Even if one thought that Northwestern is offering a good deal to Evanston residents in exchange for a permanent U2 zoning change (it is not, as their offer of jobs isn't even guaranteed to be given to Evanstonians), this offer is half-baked. There is no solid Community Benefits Agreement in place, no offers of childcare, healthcare, no FIRM written promises of helping poorer Evanston residents benefit from the new stadium. The residents of the 7th ward and neighboring Wilmette would stand to lose a lot more: our sense of quiet and peace. We are a bedroom community, not a hub of nightlife and daytime activity. Our property values and damage to our streets and infrastructure are very much in the crosshairs. I spoke with Wilmette Trustee Stephen Leonard who said ALL property values in the vicinity of the stadium will decrease. Evanston (and Wilmette) cannot afford to lose that tax revenue while Northwestern clogs our streets. Having attended the June 27 meeting with Alderman Revelle, I observed Northwestern's consultants gloss over details of the stadium plan with an ill-informed traffic study, no realistic plan on how to move people in and out of a stadium from 10 pm to 11:30 pm, and no plan to have adequate parking for family and friends who need to come to my residence on a concert night. There was further glossing over of loud, sustained noise, and minimization of things like fireworks. No one addressed the light pollution that impacts bird migration and people's sleep. No one addressed exhaust fumes and noise from the 100-200 shuttle buses, and staging areas nearby for ride shares (thousands would have to walk by my place (noisy, intoxicated, etc to reach the ride shares). The final nail in the coffin is that Ryan Field is now a memorial to hazing, racism, sexual and systemic abuse. The mishandling by the NU Athletics department shows how unworthy Northwestern is of a shiny new stadium. NU Athletics will take years to reform their ways (if they can). How could residents of Evanston endorse Northwestern's behavior? Most of this abuse was directed at young people of color. As the first city in the country to make reparations to 5th Ward black families and their descendants due to housing and loan		

					basketball games that hold only 7,039 people can cause traffic gridlock on my street. My neighbor took a video of this gridlock before the IU-NU basketball game (7,039 attendees) on Feb 15, 2023. Here is the link: https://www.youtube.com/watch?v=UJMsDnUfchM Although Isabella is a two-way street, on February 15 people tried bypassing the gridlock, and became stuck while passing, so both lanes were now heading east toward Welsh-Ryan Arena. Cars could no longer travel west on Isabella. Cars began using the alley behind Isabella like a street as they tried to bypass the gridlock. Here is the link to that video: https://www.youtube.com/watch?v=yxtwXBUhHMc Neighbors living on 4th, 5th and 6th streets in Wilmette and also Central Street in Evanston said their streets had similar traffic gridlock that evening. The two-lane streets (one lane going each way) that surround NU's property cannot handle the heavy traffic we currently experience for sell-out sporting events. There are only these two-lane streets for miles. There are no four lane streets or highways near the stadium. It will be much worse when thousands of cars arrive for concerts in this neighborhood on these two-lane streets. Increasing the number of huge events at the stadium complex will only increase the number of these traffic gridlock events. Please note that NU's football stadium is the only college football stadium in the country that is surrounded closely by residential neighborhoods. Other universities locate their stadiums on their main campuses, surrounded by large parking lots and other college buildings, not residential neighborhoods. NU's proposed mega-concerts is particularly dangerous for the community because our hospital is just 4 blocks away from Ryan Field. A neighbor recently spoke at a public meeting to say that her husband had a heart attack and their ambulance became stuck in football day traffic gridlock on Central Street and came to a stop. The ambulance was unable to get through the traffic quickly because there was no place for the stuck cars to go. (Her husband later died at the hospital.) Her statement was in a January 31, 2023 Evanston Roundtable article (Google: "Evanston Roundtable Neighbors Slam Northwestern"). Northwestern's push to turn its collegiate non-profit zoned property into a commercial for-profit entertainment complex will endanger not just the neighbors, but everyone. Surgeons, medical specialists, patients, not to mention ambulances from nearby towns must get quickly to that Trauma 1 hospital.		
Deborah Thiersch	624 Isabella Street, W	624 Isabella Street	Opposed	Written co	The zoning amendment does not meet the Land Use Commission's requirement to not cause "undue traffic congestion." It also		
Sonia Cohen	2707 Prairie Ave	1501 Central	Opposed	Written co	I have lived near the stadium over 30 years. Football games are inconvienent, but are only 6 to 7 times a year and of course we realized this when we moved to the neighborhood. On football days I need to plan trips going south, and if having friends over that day worry that they won't find parking near us. The scale of NU's proposal for constant events late Spring to Fall with large crowds of many thousands to tens of thousands is frightening. What if we can't get to the hospital. Neither NU or the City of Evanston have addressed this issue. My husband had an allergic reaction to a bee sting a few years ago, and his doctor told him to go to the emergency room. Neither of us realized how serious an allergic reaction could be. It took 5 minutes to get there by car. What would happen if Ryan field becomes an entertainment district? Would he have made it in time? What about pregnant mothers in labor? There is the likelihood that there will be constant congestion, harmful noise, and public safety issues many days a week throughout the summer. For what? So Northwestern, a wealthy university, can make Ryan field a profit center regardless of the costs to the surrounding neighborhoods and city.		

Jason Bratten	2657 Eastwood Ave	NU Ryan Field and	Opposed	Written co	I own a home that backs up to the west side of the stadium and we have two children whose bedrooms have views of Ryan Field. We live in a 105-year-old small bungalow that has historic single-pane wood windows, a lead water line, a clay sewer line that could collapse at any moment, poor insulation, and several other issues that you would expect with a 100+ year old home. This request to have concerts this close to family homes is absurd, let alone this close to homes this old. There are many more small children who are going to be subjected to concert noise if this zoning change is allowed. Remember, we currently only have 1 or 2 late football games now. Zoning has helped to maintain a good balance. What is being proposed is so drastically different to the current state. Nobody is going to want to raise children in homes with one of the state's largest entertainment complexes in their backyard. This is unfair to families who own homes in the neighborhood. We can't just up and move and pull our kids from their schools and friends because of a zoning change. I am a NU grad, former NU employee, and long time season football ticket holder. Let's rebuild Ryan Field, but let's not throw out zoning that has maintained a balance between the neighborhood and the university for so long.		
Michael Barr	2656 Bryant Ave	23PLND-0035 and	Opposed	Written co	I am writing to voice my strong opposition to 23PLND-0035 and 23PLND-0010. As a local resident, these changes will have a drastically negative impact on the quality of life in the surrounding area. They will create permanent new sources of noise, foot traffic, and car traffic, much of it late at night. They will turn what is a generally quiet, family-oriented neighborhood into a massive center of commercial activity, again with much of it late at night. In short, they will undermine the very reasons we chose to build our lives here. Northwestern University claims to be a prestigious institution of higher learning. It's disheartening to see them behave as a craven for-profit sporting and concert company. And it would be even more disheartening if the city of Evanston allowed them to do so when they had the power to do otherwise. Please vote No on these planned developments. Sincerely, Michael Barr 2656 Bryant Ave Evanston, IL		

Andrew de Freitas	115 3rd St, Wilmette	Ryan Field zoning	Opposed	Written co	have detailed a number of concerns in my letter below. Please forward this for consideration to the members of the Evanston Land Use Commission and Evanston City Council. First, and perhaps most importantly, I would point out that the Traffic Study is just that – a traffic study, not a transportation study. The latter is required to understand the logistics of moving 28,500 attendees into and out of Ryan Field and has not been performed. Specifically, when one reads the traffic assessment, it is clear that Kimley-Horn, the consultant performing the analysis, focuses almost exclusively on assessing traffic patterns, assuming that those who do not drive to the event will take public transportation. However, there is no assessment of the ability of public transportation systems to handle the volume of attendees that would require that service and no assessment of pedestrian flow through the surrounding communities. The absence of this assessment indicates that the University is negligent in its obligation to the surrounding community to assess the impact of the proposed concerts on their Evanston and Wilmette neighbors. Some might ask why the logistics of a concert are different from those of a football game – in other words, “if things work for football games, why is there a problem with concerts?” The answer comes down to timing, as any neighborhood resident can tell you. On game day, fans arrive and depart over several hours, in part because of tailgating but also because there is no rush to leave the site in the middle of a Saturday afternoon. A nighttime concert is completely different – people typically arrive in a compressed timeframe before the concert and rush to leave in the shortest possible time afterward. That density of people arriving and departing within a short time creates special challenges. Those dynamics are especially important late in the evening as the concert gets out, which again is very different from a midday football game. Consider Kimley-Horn’s assumptions about public transportation. Table 6 of the Traffic Analysis assumes that 30% of attendees (8550 passengers), will arrive by CTA. A CTA car holds 61 passengers per car, and the Purple Line is limited to 6 cars per run due to the length of the platforms , so a 6-car CTA run holds 366 passengers. At that time of day, one train runs every 15 minutes, or 4 runs in an hour. Assuming the same 60 minute window used in the traffic analysis, those 4 runs would deliver 1464 concertgoers. The additional 7086 passengers that Kimley-Horn assumes will arrive by CTA would require 20 additional CTA runs. Delivering 30% of the concertgoers over 60 minutes would require 24 CTA runs, or a run every 2 1/2 minutes. I can’t imagine that the CTA could ever provide this frequency of trains to accommodate the concerts. Remember also that Ryan Field is the second to last stop on the Purple Line, with all riders coming from south of the stadium, so they are only being delivered by trains going in 1 direction. This contrasts with Wrigley Field, where one can assume that trains going in both directions will deliver or pick up passengers. That implies that Ryan Field requires twice the number of CTA runs to deliver the same number of passengers compared to Wrigley Field, because only runs in one direction will deliver (preconcert) or pickup (postconcert) attendees.		
John Cleave	1109 Grove Street, Eva	Visiting "Standards	In favor	Written co	As a resident of Evanston for 20 years, I urge you to vote for approval of Northwestern's zoning application. It will be great for the city, offering jobs and tax revenue (including $208 million earmarked for women- and minority-owned businesses), and will greatly contribute to the quality of life in Evanston. Please vote to approve Northwestern's application concerning the new stadium!		

					I am in favor of allowing NU to construct a new stadium, and with appropriate caveats, to permit them to have for-profit events to do so. This should not be treated as a quid pro quo request. The need for NU to pay/account for city services they receive is a separate issue, and is always neglected until they ask for something. Feel free to sit in my season ticket football seats for 3 hours to determine the need for a rebuild. My family has lived in our house across the alley from the west parking lot since 1957 and have had NO untoward events as a result of football games, previous concerts, or any other activity there. Crowds were larger back in the day and it was managed without interruption of ambulance and fire service (as it is now.) Noise concerns, I believe, are overstated. It is an entertainment venue, so unless the homeowner or their realtor were blind and deaf, some noise is to be expected. And no definition or example of artists or type of concerts has been discussed. Doing 2-3 trial events is the only way to really evaluate impact. The management of the request has not been professional, but having worked for NU for 37 years, that is par for the course. The city should hold them to stringent standards. But on the other side is a city which spends dollars decades before they have them in hand, and even now is 8 months and counting without an employee union contract. The city needs the money (even a small amount) and we 7th ward residents can manage some minor inconveniences as we ask neighbors of the Margarita and Albany Care, for example, to do for the good of the city. We must focus on new revenue sources. I'd much rather put up with 2-3 hours of music a few times a year than more property tax increases.		
Sue Whiting	2719 Eastwood Avenue	NU zoning request	In favor	Written co	Feel free to call me 847-373-1555 or visit to see firsthand.		
Anthony Iacuzzi	2719 Broadway Avenue	Planned Developm	Opposed	Written co	Development at 1501 Central Street. My opposition is based on many factors including:		
Mike Vasilko	2728 Reese Avenue	Northwestern Univ	In favor	Written co	I believe Northwestern has a right to rebuild Ryan Field Stadium, excluding the zoning change. I have submitted a separate written document to the LUC regarding my opposition to the zoning change. The proposed stadium is smaller, fewer seats, and in theory would cause less traffic and parking issues for those living immediately around the site. Seems like a win - win for NU and the neighbors. However there are technical issues that the LUC should be aware of that are concerning. The proposed playing field is said to be twenty (20) feet below grade, effectively submerged in the water table. Not only is this very expensive construction, keeping the field dry relies on an engineering solution: Two (2) large sump pumps, one of which will operate 24/7/365 and pump water into the North Shore Channel. The second sump pump is a spare, in the event the other breaks down. Not a reliable solution in my opinion. Regardless, pumping water of that capacity into the channel also poses a risk of causing the Wilmette sluice Gates to open and flushing waste water more often along the Wilmette and Evanston beaches. Finally, continuing to pump water out of the vicinity of Ryan Field will cause landscaping, and trees to suffer. There has been no engineering study produced by Northwestern on this issue. There are too many unknowns related to pumping the vicinity dry, twenty feet below grade. The LUC must require NU to revise/change this proposed pumping concept, based on guaranteed engineering to assure trees and local landscaping are not adversely affected, and that the sluice gates opening are not a regular occurence.		
Robert Orenstein	2600 EASTWOOD AVE	Witness in favor of	In favor	In person		Self	

Jane Grover	2677 Prairie Ave	Ryan Field	In favor	In person		Group	Field of Opportunities
Jane Grover	2677 Prairie Ave	Ryan Field	In favor	In person		Group	Field of Opportunities
Michael O'Connor	1315 Jenks St.	Ryan Field	In favor	In person		Group	Field of Opportunities
Darcy Golas	2656 Asbury Ave	2656, Asbury	Opposed	Written co	We live on the corner of Asbury and Livingston just 3 houses away(& the alley) away from the East parking lot adjacent to Ryan Field & Arena. This parking lot is actually packed with tailgaters on every game at least 3-3.5 hours before each kick off time. This dead end steeet actually is a main thoroughfare every game day due to a cyclone fence open entrance to the parking lot and Ryan Field & Ryan Arena!!! The amount of fanfare foot traffic to & from this area (heavily w/fans from both teams) is overwhelming every game day. Many fans actually park on neighborhood properties because the parking lot is off limits except if you have a seasonal tailgate pass or ticket so the neighborhood takes on it's on extension of the parking lot shortage. Many attendees are disrespectful of our properties. Litter, constant noise, some drunk revealers! Because we're on a dead end street many start to take over our street playing touch football games, playing their music, grilling, drinking. For Hours!!!! I bring this up because this is all due to a SERIOUS parking space shortage. It gets considerably worse if there is a night game. So HOW WILL THIS EFFECT OUR NEIGHBORHOOD WITH 12 concerts with 35,000 people in a condensed time frame. How can our neighborhood have this EASY ACCESS non patrolled access to & from the field. On top of this Wild Cat Alley is exactly adjacent to our Livingston block blaring with music and loud speakers as early as 7:30/8am!!! Every home game ….. so what happens again when this NU field property is opened to 35,000+ concert attendants - with outside music!!!! PLEASE UNDERSTAND we are held captive in our neighborhood will be even worse if the zoning is changed.		

Evangeline Su	2001 Sherman Ave	Ryan Field Welsh a	Opposed	Written co	granting the use of land for profit to a non-profit entity when the non-profit entity in question is under very serious allegations of abuse of power. The recent lawsuits show that the city should be wary and table this effort until the full impact of the lawsuits is seen. The possible abuse of the non-profit status by an entity that has demonstrated itself capable of ignoring the well-being of student-athletes it serves in loco parentis (meaning that it legally holds the role of a parent to and should be protecting those students) and the betrayal of trust placed in it by parents of student-athletes, by student-athletes themselves, and the public is an obvious and rational deduction. If Northwestern is cleared of wrongdoing, the large number of these cases brought against them raises logical and rational questions about their capacity for good oversight and management within their own enterprise. A large and complex project like concerts at Ryan Field will have such a large impact on those within the city. If this project is mismanaged, a bevy of issues will arise that would harm the city without any means to protect the city. The city currently has no way to guarantee that the endeavor will be managed well. Loose and vague "promises" are easily broken. With good management of this project, there are still numerous issues. The supposed benefits to the community for jobs and retail/food businesses may very well result in similar ways. With the venue being allowed to serve food and drink itself, the local establishments may not see much benefit themselves as they will be in direct competition with food and beverage services within Ryan Field/Welsh Arena. With jobs, if Northwestern has mismanaged their responsibility to protect student-athletes, how can they be entrusted with local citizens struggling to find jobs- likely people with a low sense of self-efficacy and a low capacity to advocate for themselves already. This isn't a solution to having more jobs in Evanston nor for driving more traffic to the retail area. The retail areas have already struggled to gain business. Will they win a fight for business against Northwestern's in-house food catering and/or food vendor contractors? A captive audience buys food where they are. This is especially not a solution given the high cost to the city that lawsuits and negative press would have. The city has been trying to recover from wrongdoing at the beach office, within the schools, within the city itself. It isn't wise nor is it prudent to open the city up to more negative press and possible lawsuits. Local objections to Northwestern within wards that have direct contact with Northwestern and that have been voiced in the local newspapers and comments have been about the highly unpleasant situations that Northwestern has put some low-level employees in and worries that such things could happen in the case where Ryan Field is allowed to have concerts. At best, the athletics lawsuits demonstrate that Northwestern does not have good management in place to be able to monitor personnel issues and abuses of power. Perhaps it has gotten too large and diffuse in its operations to have good management. If so, the city making allowing Northwestern's operations to become even larger and more diffuse does not improve the problem, but rather makes it worse. The fact that these student-athletes and former emplyees have brought suits is courageous and takes so much time and evidence for a lawyer to agree to take on the		
Todd VanSlyke	1620 Central Street	Support for new NU	In favor	In person		Group	Field of Opportunities
Fran Wiechart	1031 Judson Avenue	Ryan field	In favor	Written co	Do not commingle Ryan Field and hazing lawsuits/issues. The field issue should stand on its own merits. Many underestimate the economic benefits of NU in Evanston. For example, This summer, I personally witnessed hundreds of HS Debate Tournament students and their families eating, lodging, and walking around in Evanston. One small example of what amazing venues and facilities bring to our community.		
Parielle	2660 Bryant Ave	Ryan Field	Opposed	Written co	There is not enough evidence to support reasonable parking. Every weekend of my summer should not involve loud, obnoxious concerts.		

Susan LeBailly	2424 Eastwood	Ryan Field U2 Dist	Opposed	Written co	I am writing to urge the Land Use Commission to deny Northwestern University's request to change the zoning of Ryan Field and the U2 District. We have lived at the corner of Lincoln and Eastwood for 23 years and have a long experience with NU football games. As Northwestern football has become increasingly commercialized, the nature of events has changed due to crowd size and the party atomoosphere. On game day, we: Plan errands and appointments around the game schedule; -Pick up litter—food wrappers, beer bottles and cans, etc.; -Deal with cars blocking our drive; -Wake up to tailgaters; -Listen to the game announcers, synthesizers and cheers inside our house even with the windows shut; -Went for a walk during the game and were almost been hit by a car backing off someone's -yard; -Left home before a game started, returning while the game was being played to find Lincoln almost impassible with two rows of cars hovering on each side of Lincoln and people standing in the street—a neighbor later explained that passengers told her that Uber sent them to our corner; -Watch people continue to come to our corner for ride shares, contrary to NU claims of a different pick up spot; -Watch people tossing footballs down the street; and -Worry about the risk of injury to those in the street, and the ability of emergency vehicles to make their way down Lincoln when needed. Rezoning Ryan Field would result in a permanent change to the fabric of our neighborhood. The impact of increased vehicular traffic and noise, not only during a concert, but also during set up, sound checks, and tear down will create unacceptable burdens to the neighborhood. It also will stress the capacity of public transit and shuttles, which also will impact other areas of the city. The sheer volume of patrons will be difficult to manage in a small residential neighborhood. Our neighborhood is also home to Evanston Hospital and a fire station. Both require easy access to Central and Lincoln Streets to serve Evanston. They will be impacted by these events. We knew what we were getting into when we moved near the stadium—7 games a year. We have learned to adapt to that. But the addition of concerts and smaller events will place undue stress on the neighborhood. Please do not approve this proposal.		

of people for whom you are the designated speaker.		

Name (first and last)	**Address** of residence c	**Agenda Item** (Prop	**Position** on	How would yo	If you are providing a written comment, please leave here:	Are you re	Please name the group
James Olson	2515 Jackson Avenue	Northwestern Land	Opposed	Written comm	I did not buy a mansion on Sheridan Road, and then propose to hold concerts in my backyard because that's the only way I could afford it. Even if I created employment and tax revenue, I'd be laughed out of town. Instead, I chose a home that I could afford without imposing on my neighbors. Why should Northwestern be treated any differently?		
Geoffrey Baer	1701 Livingston St., Ev	Ryan Field rebuild a	Opposed	Written comm	new stadium is a fine idea. But we urge you in the strongest possible terms not to allow a zoning change to permit rock concerts at the new stadium. When we bought our home, we knew there would be a handful of football games in the neighborhood. We were assured that zoning prevented more games. We expected we would be able to make a similar assurance to prospective buyers when it came time to sell our home someday. And football games, with a few exceptions, generally end in the late afternoon or early evening. And even when fans are cheering and the band is playing, they are not loud. Here are our five main reasons for opposing a zoning change: 1. CROWDS IN A RESIDENTIAL NEIGHBORHOOD Rock concerts will end between 10:30 and 11:30 at night, releasing tens of thousands of concertgoers (many likely drunk and or rowdy) into our residential neighborhood. According to Northwestern's own plan, 8000 to 10,000 of them will throng to the Metra and L stations to catch trains which Northwestern (perhaps unrealistically) expects Metra and CTA to stage and run flawlessly. Others will wait in huge lines for shuttle busses or trek for blocks to parking. Will all those concertgoers really walk in an orderly way down Central Avenue? Or will they cut through the quiet neighborhoods searching for ride-shares, dropping litter, and relieving themselves in our yards? 2. UNREALISTIC ESTIMATE OF DAYS Outdoor concerts will mostly be in summer, so almost every one or two weekends. By Northwestern's own admission, ten concerts means 30 days of activity (I would say disruption) because each concert involves load-in and sound check the day before and load-out starting in the wee hours of the morning after. 3. SOUND (Would Pat Ryan ever choose to live next door to Soldier Field?) At a recent meeting, Northwestern presented an acoustical expert whom they had apparently hired after releasing a previously hired expert with deep experience in acoustics. At the meeting, this expert admitted under questioning that his firm does not specialize in acoustics. He claimed that his analysis proved the sound from rock concerts, while audible, would not be disruptive. This is lunacy. When Evanston's Out of Space concerts are held at Canal Shores Golf Course a half-mile from our house the music is quite loud. And the idea that the shape of the stadium will block the sound is fallacy. Low frequency sound especially (throbbing bass and drums) is non-directional and travels for miles. 4. SLIPPERY SLOPE We also ask you NOT to compromise by offering Northwestern a smaller number of rock concerts, which is possibly Northwestern's strategy, making them look magnanimous. Once zoning is changed, there is no going back. And the University will doubtless come		
marggaretForst@como	1322 Livingston St.	1322 Livingston St	Opposed	Written comment			

J.G. Froberg	1531 Lincoln Street, Ev	1501 Central Street	Opposed	Written comm	as 23PLND-0010 an/or 23PLND-0035 or any amendments or modifications thereto at 1501 Central Street, a/k/a the U2 District a/k/a the Ryan Field area (the “NU Planned Development”) which is proposed to be discussed at the August 23, 2023 meeting of the Evanston Land Use Commission. My wife and I have owned our home property in the 7th Ward since 1995. I am a graduate of NU’s business school. I do not support the proposed commercialization, rezoning, and proposed new land use of the Ryan Field area on a year-round basis as currently proposed by NU. As a resident of the 7th Precinct of the 7th Ward who resides within 1000 feet of Ryan Field, I have a variety of issues with the proposed NU uses of the Ryan Field area under the NU Planned Development. I am opposed to the 23PLND-0010 text amendment to the subject zoning district within which the existing Ryan Field is situated, and which is proposed to be discussed at the August 23, 2023 meeting of the Evanston Land Use Commission. I am opposed to the proposed demolition of the existing Ryan Field stadium and its ancillary maintenance building. I am opposed to the proposed construction of a new 116-foot-tall new stadium with a 35,000 spectator capacity. I am also opposed to all of the NU requests for site development allowances related to NU Planned Development the including but not limited to: 1) Allowing 1385 total parking spaces where 4,364 parking spaces are required for the principal uses on the zoning lot for Ryan Field; and 2) Allowing a landscape strip of approximately 16 feet 3 inches (which is less than the required 35 feet) at closest point at the north-south and east-west property lines at the northeast corner of the lot where 35 feet of landscape strip is required when abutting a residential district.; and 3) Allowing any open parking areas with a 6-foot 10 inch interior side yard setback where 15 feet is required. REAL OR ILLUSORY EVANSTON ECONOMIC INCENTIVES. Upon information and belief, it seems that the arguments that NU puts forth of the potential economic benefits to Evanston (or Evanston taxpayers) of its Ryan Field commercialization under the NU Planned Development seem to be illusionary or exaggerated. I suspect on information and belief, that the crowds lured to any such expanded commercialized Ryan Field are likely not to patronize downtown Evanston businesses while they are commuting to or through Evanston to Ryan Field since that is where I understand NU proposes to provide food and drink to the concert attendees while on the NU property. It appears upon information and belief, that the bulk of proceeds generated by the commercialized Ryan Field seem destined to go into the coffers of NU or its partners or its vendors. I believe that if permissible by law Evanston should require as any condition to any athletic or commercial use of the NU property at 1501 Central Street for NU to pay Evanston a special use fee (or other legal permissible economic remittance device) equal to perhaps 10% to 25% of the gross proceeds received by NU directly or indirectly through its vendors or affiliates from each commercial event		

Jeff Cohen	1514 Judson	Ryan Stadium cons	Undecided	Written comm	My name is Jeff Cohen. I am a resident of Evanston and live in the 1st Ward. I am an economist, with more than 30 years of experience reviewing the economics of legal, business, and public policy issues. Of particular relevance, I served on the Finance Committee of Chicago2016's bid for the Olympics, and I have experience evaluating economic impact models such as the one employed by the Tripp Umbach consulting firm on behalf of Northwestern University. Personally, I have no opinion as to whether the City of Evanston should allow Ryan Field to be rebuilt. However—I do hold the opinion that the Evanston Land Use Commission and the City Council cannot responsibly rely on the study that Tripp Umbach has performed thus far. The study is woefully inadequate and flawed in some important ways. First, the study only presents a single, upside case. There is no scenario analysis, there is no analytical basis for certain critical inputs, and there is no assessment of demand for the use of the stadium for special events. Indeed the study itself makes note of this: "Based on assumptions that include ten full-capacity concerts, a small number of other ticketed amateur events, and third-party rentals/catering, the addition of special events held at Ryan Field will contribute another $35 million in new annual economic impact to the City of Evanston. The economic impact driven by special events could be higher or lower than that amount, depending on the exact uses that materialize." Precisely. An actual demand study is necessary. One that for example, would assess the demand for concert venue space in Evanston, and how the particular parking and competitive Chicago MSA entertainment factors would impact that demand. This means that as currently presented, the study's assessment of the revenues and jobs created as a result of the stadium build are unreliable. Second, it is important to know that the type of model that Tripp Umbach employed (called an IMPLAN model) is untethered in many aspects to the specific benefits that would flow to Evanston businesses and job-seekers. These type of models rely on multipliers that hypothesize how many jobs and how much spend would be associated with a project of a certain size. A much more localized and detailed analysis should be undertaken in order to confirm that it is Evanston businesses and residents that will benefit from the project. Indeed, it should confirm that Evanston can actually supply the necessary goods and services hypothesized by the IMPLAN multipliers. And--that analysis must also consider scenarios in which Northwestern's projections are much less rosy. The building of a new stadium can certainly produce benefits to Evanston, but those have to both be measured properly, and have to be weighed against the costs in order for the City to make a responsible decision about allowing the construction of a project of this magnitude to proceed.		

Chris Weiland	1300 Central St Apt 20	Land Use Commiss	Opposed	Written comm	generally in favor of a new stadium but am currently opposed to the commercial / for-profit rezoning proposal.) I've lived across Central Street from Ryan Field for over 25 years following my graduation from NU. I've seen far too few independently researched details on the stadium project, rezoning and the impact - both positive and negative - on everything from local traffic and parking both during and after construction; financial benefits to the neighborhood and the city and the impact on our residents and businesses. The apparent lack of transparency, engagement and "spirit of partnership" from the University; the vague "trust us - everyone will benefit!" statements that aren't backed by independent data; the lack of commitments to realizing the claimed benefits of the project and re-zoning; and what appears to be a lack of transparency from the City all combine to make me feel that I need to oppose the current NU proposal to re-zone the district. I'm generally in favor of a new stadium, even though the 2-year construction will likely have a negative impact on me; it's the rezoning and for-profit changes that concern me the most. These are some topics that come to mind for me. Again, note that most of these points are driven by the lack of independent information I've seen with respect to the project. This lack of information makes it difficult - and potentially dangerous - to make smart decisions of this magnitude and long-term impact. It's possible that with strong data and specific commitments that the rezoning could prove to be a benefit to the city and its residents, but so far I haven't seen nearly enough to sway my opinion that way. - Traffic and infrastructure : Traffic during football and basketball games, Evanston Hospital shift changes, graduations and other events in and around Ryan Field is often a challenge right now - the backups at the Gross Point/Central Metra bridge intersection alone can take a long time to get through, and it sounds like the logistics for staging large concerts will be more disruptive and longer-lasting than those for football games. In addition, the streets that support traffic near the stadium are primarily residential and also support both a fire station and a major hospital. - Parking availability : I live across the street from the stadium and have two cars but only one off-street spot. Where will I park for the additional 10 large for-profit concerts, let alone the "unlimited" smaller for-profit events? Nearby street parking for football games is a challenge already for the 7 home football games, even with parking permits, as many local residents have no off-street parking and the available street spots fill up quickly the day before football games. - The neighborhood : Our residential neighborhood, along with the local Central Street business district, has a local, small-business-driven character. Creating what amounts to an "entertainment district" here seems to me to be very disruptive, with the negatives outweighing the positives. Will Central Street businesses, most of them locally-owned and -operated small businesses, benefit from these commercial events? Will rents increase and price them out, only to be replaced by chain stores and restaurants? I realize that the impact, both positive and negative, may be significantly different for the local neighborhood when compared to the impact on the rest of		
Fernando Ferrer	3520 Hillside road Evar	New stadium	In favor	Written comm	I am in favor of Northwestern giving back to the Evanston community more that it is currently giving. With that, I am also in favor of them building a new stadium especially if they're paying for it. I want an agreement to be made that builds a new stadium but also satisfies the neighbors to a reasonable extent. Neighbors have to also keep it real considering they purchased a house or apartment so close to a stadium. Eventually a new stadium will be needed regardless. And let's all remember that outdoor concerts are suppose to be fun so if this means they brings concert that ends at 10:30, I think the neighbors can handle that. Cut it down to 7 concerts and make a deal. Hire Evanston folks to work at the stadium and let's get going.		
Lisa Oberman	3535 Hillside Rd.	Northwestern's req	Opposed	Written comm	I am opposed to Northwestern's plan to build a new stadium and concert venue at the current Ryan Field site. The impact on the surrounding neighborhoods in both Evanston and Wilmette will be devastating for a myriad of reasons, many of which have already been voiced by community members. Please deny the university's request.		
Rikki Gaber Caffrey	1015 Greenleaf Ave	zoning amendment	Opposed	Written comm	NU's use of the football field for concerts etc beyond football games is unacceptable for our neighborhood and community. Safety would be compromised, noise pollution, litter, crowds, parked up streets would make this area into a downtown neighborhood. The reason a lot of people from the city move to the suburbs is for the very things this use of the field would bring to our neighborhood. None of us want this. Beyond the ethics issues and property value depreciation, this changes the dynamic of the neighborhood into something nobody here wants. If you want to create a stadium on the Chicago campus and host concerts there, go ahead, that fits the vibe of downtown. Not of residential Evanston and Wilmette. Vote no!!		

Brad Birge'	121 3rd Street, Wilmett	Rezoning for comm	Opposed	Written comm	I am concerned that North Western University's proposed performance venue would generate unlawful noise pollution that endangers public health and therefore cannot satisfy the requirements for amending Evanston's zoning ordinance. Further, the parking situation in Wilmette will overburden its streets as there is inadequate parking at the proposed venue. Lastly, if the proposed venue generates the amount of negative impact on the Wilmette side of Isabella as the engineers from Arup, then not only will there be a diminution of property values in Wilmette, but also in north central Evanston as homeowners rush to sell their properties.		
Erica Cordier	718 Linden Ave	Central Street athle	Opposed	Written comm	Past events have caused nuisances like traffic congestion,, noise, and litter in the surrounding streets of my home.		
Tracy Sommer	812 Oakwood Avenue,	Ryan Field rebuild	Opposed	Written comm	Thank you for your service on this committee. At present, I live within walking distance of Ryan Field. In the past, especially during popular football games, all parking on our narrow street (the 800 block of Oakwood) is taken up by individuals going to the football game. Therefore, we, along with any house guests, are unable to find street parking on our block. We can hear the cheers of the crowds on big plays and occasionally the band from our house. As these issues were only a few times a year, this did not prevent using and enjoying our property. Having a concert venue just walking distance from our house, with music directed northwest (towards our house) for at least 10 summer days a year (like every weekend) will increase parking problems, noise and traffic within our neighborhood. I urge you to vote again allowing the new Ryan Field to hold large capacity concerts which will prevent its Evanston and Wilmette neighbors from continuing to enjoy their quiet safe communities.		
Robert Dold	2312 Ewing	NU Planned Develo	Opposed	Written comm	I am adamantly opposed to NU's proposals other than for a replacement football stadium in and of itself. The proposals for concerts, festival, cultural events, etc. are not at all compatible with the residential neighborhood the stadium is situated in and the traffic patterns in the area. The massive crowds, increased sound, increased traffic, increased hours of operation are unsuitable, to say the least. Trying to move around the neighborhood is already difficult, and nearly impossible on the already existing game-day schedule Those who prosper financially, such as NU itself and others who plan to make money from the proposals do not represent ordinary citizens in either Evanston or neighboring communities. They do not represent "the people," only the powerful. We pay a lot of real estate taxes to live in Evanston. We deserve to be heard and deserve to live in a residential neighborhood. Zoning laws are intended to protect our environment. They must not be warped to serve money interests. JUST SAY NO! Do not negotiate a watered down compromise. Let NU put concerts et al on their campus if they're so important to their so-called "academic interests!" JUST SAY NO!		
Charlotte Walker	229 Woodbine Ave	Northwestern stadi	Opposed	Written comm	We are vehemently opposed to the development of Ryan Field stadium to be used as a concert venue. Even now we are disrupted by parking restrictions during BB games , football games , and are disturbed by fireworks and traffic congestion here in SE wilmette.		
Robert Kirsch	126 Woodbine Avenue	Northwestern Prop	Opposed	Written comm	The hospital to which I must go at times of emergency is only two blocks from the stadium. During football season when Big 10 teams are playing I have experienced limits in travel. The congestion I experienced is hair raising. Please stop this madnes and reinstate sanity and care and concern, not the almighty dollar. NU stands for the highest in educational excellence not a university that seems to specialize in lawsuits.		
Lori Sander	229 6th St.	Ryan field parking a	Opposed	Written comm	My concerns relate to added neighborhood traffic congestion, resident street parking and littering. All of these have been a problem on game days. Proposed weekly concert events are next level. That level of congestion I am opposed to. I know I moved near a football stadium, not a concert venue.		
Jacqueline Briskin	230 10th St Wilmeete	Zoning change re:	Opposed	Written comm	Before moving to Wilmette, my husband and I lived near Wriggly Field. On concert nights there would always be loud and drunk attendees roaming the neighborhood. We regularly experienced people both urinating and vomiting in front of our condo. The grass in front of our condo would be strewn with trash. Traffic and parking were a disaster. We had to plan driving both into and out of the neighborhood on concert dates to avoid getting tied up in horrible traffic. Guest parking was impossible. Since the Village of Wilmette will limit traffic and parking to the extent possible during these events, the burden of drunken people (including vomit + public urination+ trash) and concert traffic will fall most heavily on the Evanston residents that reside near the stadium.		

Laura Deremo	1317 Chancellor	Northwestern Zonir	Opposed	Written comm	As a 36 year Evanston resident one of the most concerning elements of the proposed zoning amendment is the unmanageable effect it will have on congestion/crowd overspill. A well attended football game produces quite a burden on the alleys and local residential streets as cars drive up and down looking for parking and attempting to bypass the only true local thoroughfares - Isabella and Central Street. It is difficult to maneuver down the alleys with cars parked on aprons and people cutting through on their walk to the stadium. I have cringed when I see young neighborhood children playing ball on the front yards along Asbury as cars wiggle down that narrow street. I am most dismayed when game attendees use the trees and public lawns to urinate. We are a residential community, but knowingly and willingly accept the athletic games at the football stadium, as this is what we bought into/this is what the intended use of the space is for - this is a university, not a concert venue/arena. I attended the Pink concert at Wrigley Field and experienced first hand what it may be like in our residential neighborhoods should concerts of the proposed magnitude be allowed. Wrigley Field is surrounded by several major streets (Addison, Waveland, Clark, etc) lined with bars and restaurants where crowds spill out into the streets. Wrigleyville is home to predominately young, single renters without family responsibilities and young kids. Walking home I noted how all homes/front yards are protected by metal fences. Uber drivers, bicycle pedaling carts, and food trucks line the streets hawking there wares/services. We are not set up for this in north Evanston/southern Wilmette. This stadium needs to stay within its boundaries/purpose of serving the athletes and students of Northwestern University		
Kerry Leonard	114 5th Street	Northwestern Unive	Opposed	Written comm	I am writing in opposition of the proposed zoning amendment changes by Northwestern University. We are located in Wilmette four houses north of Isabella and the university's athletic complex. Northwestern has demonstrated a disregard for neighbors. For many years now they have failed to address sound problems with the mechanical equipment installed as part of the reconstruction of the basketball arena. They have started marching band practice before 7:00 AM on football game days and have weekend baseball tournaments that have extend close to 7:00 PM on Sunday nights. Tailgating parties after night football games include loud music and noise that is disruptive to the use of our property. These actions demonstrate a willful disrespect for neighbors. The proposed use of the stadium for concerts will be a greater nuisance and anything they say to address these problems are empty promises based on past experience. We have seen drunken football patrons urinating in our neighbor's yards during broad daylight. Trash is dumped or blows into our yard and street from any event. Night events like basketball games promote worse behavior and less respect for the neighborhood. Night events and concert goers will only exacerbate this problem. Alcohol and other substance consumption at concerts regardless of whether it is legal or not will be far greater than at college athletic events. Isabella Street can become impassible with traffic during current events including busses blocking the road and cars parked to block access to our alley. The area is impassable before and after games. The streets in this area are not designed for the heavy traffic flow during large events. The increased number of events will make this situation worse and increase the number of times during the year when we are at risk of being trapped in our own house. For current events attendees park all over the area creating traffic hazards, they do not park in the Northwestern lot or take public transportation now and will likely not take it for concerts. This behavior should be expected during proposed for-profit events. Right now, many athletic events have low attendance, Northwestern cannot manage traffic, safety, and noise issues at current events. An increased number of for-profit events at night and with larger attendance will negatively affect the quality of our life and the enjoyment of our property. If Northwestern wants to rebuild a smaller stadium that is their choice but the community cannot let them hold for-profit events that negatively affect the surrounding neighborhood. Thank you for your thoughtful consideration regarding this matter.		

George Ritzlin	756 Judson Avenue, Hi	Northwestern Unive	Opposed	Written comm	I oppose the planned development because of its impact on the Central Street Business district. As others have noted, the development will harm quality of life for local residents, and impact access to Evanston Hospital and to the fire station east of Ryan Field. In extreme circumstances people may be injured or even die. In addition, for 14 years I owned a gallery on Central Street selling rare maps, prints and books, and saw the negative impact of football games on our business. Because of congestion, our foot traffic declined sharply before, during and after games. Client appointments had to be cancelled or rescheduled. Other businesses were similarly affected. The only businesses to benefit were those selling food, beverages and sports memorabilia. The Central Street Business District has been successful with a diverse group of locally-owned businesses serving both local residents and visitors. If Northwestern's planned development is approved the character of Central Street will change. Many local businesses will no longer be viable. The area will become an entertainment district which no longer meets the needs of area residents. Congestion will increase during events and quality of life will decline for residents. For all these reasons I oppose the planned development of Northwestern University.		
Joab Oberlander	325 Maple Ave.	NU Rezoning Requ	Opposed	Written comm	There is tremendous impact on the surrounding neighborhoods every time NU holds a major event at Ryan Field. Over the 30 years since we moved here football, basketball, graduation events have increased in number and size. The lack of parking and number of people have often made the streets impassable. The traffic and speeding by those looking to park is a danger to the children who live here. Alcohol sales would only make this a more dangerous situation. NU is trying to create a for profit venue on land that is only for school use. We do not believe that they have anything but dollar signs in front of them. They care nothing for the residents of Evanston or Wilmette. Please reject the proposal.		
Lisa Filar	606 Central Ave., Wilm	Northwestern Zonir	Opposed	Written comm	Hello, I am a resident of Wilmette who, currently, is often negatively affected by large events held at Ryan Field/Northwestern Univ., and who is opposed to increasing the number of such events. As someone who lives relatively close to the stadium (within walking distance), it is not uncommon for me to see and feel the impact caused by large event nuisances including traffic congestion, noise, and litter on my property during 'game days' that already take place during fall weekends. I envision that these will only get appreciable worse if even larger events are allowed to occur at night, year-round. As well, it's my understanding that Lake Ave. in Wilmette would be the primary route for tour buses and support vehicles to get to the stadium in order to avoid the underpasses in Evanston. This type of traffic would seriously alter the very nature of Wilmette, as a quiet suburban village. Please understand that I'm wholeheartedly in favor of the ad-hoc film crew & trucks, etc. that come through Wilmette on occasion, but purposefully scheduling these types of events year round is quite different! If I wanted to live in a high-energy town, I wouldn't be living in Wilmette. I implore you to not move ahead with this expansion plan. Regards, Lisa Filar 606 Central Ave. Wilmette, IL. 60091		
Michael Shaffer			In favor	Written comm	I support the redevelopment of Ryan Field		
Connie Heneghan	2748 Asbury Avenue	Northwestern Unive	Opposed	Written comm	Besides my many concerns about the impact on the neighborhood of Northwestern’s request and the questionable benefit to the city other than building permit fees, I am concerned about the strain on our sewer system. At least twice this summer the street in front of my house has flooded above the curb. Although city staff has been called in the past about this, the only thing that relieves the flooding is opening the locks in Wilmette. This in turn raises the e.coli levels at the beaches causing the the city to close them. Northwestern’s plan to drain the stadium water into this system as well as paving the large field at the Northeast end of their property will likely increase this problem.		

Brett Gover	24335 Jackson Avenue	Northwestern U. re	Opposed	Written comm	I am writing to express my strong opposition to the radical zoning changes that Northwestern is requesting in connection to its football stadium. My wife and children and I live at 2435 Jackson Avenue, about a block south of the stadium. Rezoning to allow ten 30,0000-person concerts and unlimited events of up to 10,000 people would have a tremendously negative impact my family and I and on the entire residential area surrounding the stadium. When my wife and I bought our house 21 years ago, we weighed the pros and cons of the neighborhood and living so close to the football stadium. We knew that football games would have negatively effect on our quality of life, but we decided that since there only about six or seven home games each year, we could put up with them. We would never have considered buying a house near a huge commercial concert and entertainment complex. Many of my neighbors feel the same way. The proposed concerts would have bigger crowds than those at Allstate Arena, which has a capacity of 18,500, and the United Center, which has a capacity of around 21,000. Both of those venues are surrounded by huge parking lots and are located very close to interstate highways. Ryan Field is in the heart of a residential neighborhood, and it has very limited parking and no close highway access. I am a Northwestern graduate, and I attend many of NU's football games, and sometimes my wife does, too. We cannot really complain about all of the negative impacts and challenges connected with the football games at the stadium because we consider them part of the deal with living in the neighborhood. However, we dread game days. On these days, traffic is often a nightmare in our neighborhood. Central Street, Lincoln Street, and the streets that connect them — Asbury, Jackson, Ashland, Eastwood, and Poplar — often become gridlocked long before the game and again after it's over. We have to plan our day around the game. We know that there will be long periods when it will be very difficult to get out of the neighborhood by car, and it will be dangerous to walk or ride bicycles because of the hurried, impatient drivers — including shuttle drivers as well as Uber and Lyft drivers — who aren't paying attention to pedestrians and cyclists. My wife and daughter were once nearly hit at the corner of Ashland and Lincoln by a speeding driver who was racing out of the neighborhood after a game. Lincoln Street is a popular route for bicyclists, including middle schoolers and high schoolers, but the street is unsafe for cyclists on game days. On non-game Saturdays, we like to go shopping on Central Street or walk to the farmers' market or shops in downtown Evanston. But		
Beverly Levy	121 Woodbine Ave. Wi	Ryan Stadium cond	Opposed	Written comm	Please do not allow for the proposed concerts at Ryan Stadium. If the University wants to make money from hosting concerts, they should consider their lakeshore campus where the students will enjoy the music. Our neighborhood puts up with enough traffic and noise from the football games. There is a large space on Sheridan Road across from the campus and bordered on the west by Orrington Ave. Why not consider other areas on the campus? Thank you, Beverly Levy		
George Stevenson	2522 Hartzell Street, Ev	Northwestern Stadi	Opposed	Written comm	Please, please, please do not allow Northwestern University to build their proposed new stadium. Those of us who live in the area do not want the noise, congestion and crowds that this stadium will bring. If we did, we could move near the Cubs stadium. But we don't. We believe Northwestern is an amazing, world class research and teaching university. It may have lost it's way, but our belief in living in the quiet, beautiful and small town atmosphere that we moved here for has not changed. We believe this stadium would change all that, and is not what we signed up for. Northwestern is changing the goal posts in the middle of the game, and we don't approve. We urge you not to approve their proposal, either, and let them get back to research and teaching instead of turning a beautiful city neighborhood into a noisy concert venue. Thank you.		
Jean Hirsch	1610 Lincoln St	Zoning proposal re	Opposed	Written comm	I live one block from Ryan Field. The proposed rezoning with multiple concerts, more liquor, and parking congestion is a bad idea and should be rejected. It is too disruptive of the neighborhood, too loud, and outside the mission of the University. Please recommend against it		

Jeff Dalebroux	109 Woodbine Ave. Wi	Northwestern reque	Opposed	Written comm	The existing use of Ryan Field has caused traffic congestion, parking congestion, sound pollution and garbage pickup from event attendees from major football and other events over our 40 years of residence near the stadium reducing the enjoyment of our home and neighborhood. NU has used the area as its free parking zone for decades. They provide no traffic, clean up or police/security service. The proposal would greatly exacerbate and magnify these issues and increase the number of days we and the neighborhood would need to experience major intrusion for NU's benefit. We understand the noise would exceed Wilmette, Evanston and Illinois sound level restrictions and create an unsafe environment. There are reasons why concert venues are typically constructed in low density, non-residential areas. NU is surely aware of these problems and as a result has chosen not to build such a facility on its own campus.		
Scott Bassett	1035 Linden Ave, Wilm	Zoning change for I	Opposed	Written comm	I am opposed the changing the zoning for Ryan Field to host large concerts and similar events. I am concerned about dangerous noise levels, increased traffic congestion and thoroughfare destruction and the general safety of my family and neighbors.		
Debbie Shepherd	616 Isabella Street	Zoning - Proposed	Opposed	Written comm	We live on Isabella Street, very close to the NU football stadium. We are very concerned about the scale of the proposed renovation. Even with the existing stadium size there have been many times on basketball and football game days when we can not park at our house or get back to our house due to heavy traffic and game parking all around our neighborhood. We have also had people actually set up tail-gates in our alley, including going to the bathroom wherever they can.		
Jane George	1055 Linden Avenue	Ryan Field, Central	Opposed	Written comm	With respect to the commission, I would like to voice my objections to the proposed expansion of Ryan Field. As a life long resident of Wilmette, I have experienced the disruption of events at Ryan Field during "Game Day". In the19 years I have lived on Linden Ave, life altering problems range from loud noise from the game; no backyard activity or weekend quite time. Intense traffic congestion on Linden and Poplar leads to WAY too, noise with MUCH honking, swearing and is downright unsafe. I need to time leaving my house to be able to get out of my driveway safely. A change in zoning that allows ANY concerts and unspecified number of additional commercial events of up to 10,000 attendees, would be life changing for me. The deteriorating quality of life would be devastating. Bad enough during game day; unacceptable at night. I strongly urge you; please do not support this unnecessary zoning change that will forever degrade our precious, peaceful neighborhood.		
Christiane Bezerra	125 Dupee Pl, Wilmette	Ryan Field Evansto	Opposed	Written comm	football game days, fans walk in front of our property in droves. I have collected trash left behind and found broken alcohol glass bottles at the Maple Park tot playground, which borders the train station parking lot. I have to keep children indoors in those days and do not allow them to play with neighbors on the front yard. I myself do not linger outside more than I have to and lock all windows and close shades. I never saw police patrolling in a way that made me feel safe enough. Cars drive around looking for parking and speed through the street in frustration when they find none. The sound coming from the stadium scares my child and interferes with bedtime and nap, mainly if the wind is blowing Northward. In one instance we had to rush our child to the emergency room on a Saturday and I recall being grateful it was not game night because of the delay it would have caused -- from the traffic on Isabella plus on the side streets from the overflow of cars that park on streets and on people's driveways in an informal and greatly disorganized parking lot. On graduation days we cannot drive on Isabella and are forced to take alternate routes to school since there are so many shuttle buses. Other people do that too, creating a dangerous situation on Gregory avenue because it does not have stop signs as it is an otherwise sleepy street. I witnessed a near accident with loud honking horns when two cars almost collided in the corner of 6th street and Gregory. The construction during the latest renovation of the stadium, a few years ago, caused gridlock whenever the long tractor trailers needed to maneuver in and out and had to take turns, completely blocking both ways of the road for a long time. There was dirt and debris left on the streets that many times it blew over towards our street and once so much we had to close windows. The noise was also disturbing, particularly something that sounded like heavy equipment or debris being dumped on the ground. I cannot even fathom the impact of allowing NU to run commercial giant concerts here all summer long and all year long. It would multiply the disturbance a hundred times, having construction happen over and over, every weekend for every major concert... over and over locking down our homes in fear of now potentially drunken crowds much more rowdy and dangerous than graduate families and football supporters. Forget about closing windows as the sound systems would literally shake our walls. Fumes from idling tractor trailers would barrage us every week in an already stressed air quality time; we would suffer absolute gridlock not only from the huge trucks that have no direct route from the highway at all except small streets, then trying to maneuver onto the NU lot with thousands of tons of equipment, plus, since the actual attendees will not have anywhere to park and NU's parking plan for attendees does not make any sense -- the shuttle buses they think would "fix" the problem would alone be enough to paralyze the area. Our residential streets would be reduced to a wasteland, steamrolled by a number of people, cars and trucks it cannot accommodate. Air and noise pollution harmful to our health and safety. A drastic decrease in quality of life which in turn will cause a decrease in property values, causing people life savings to go down the drain, ruining many families prospects. And all that for what… so that one rich donor can make money. The school will not benefit, Wilmette will not benefit and Evanston benefits only in a minor way and not at all when you look at the damage to streets and infrastructure from the constant traffic, cost of policing, fixing roads crushed by the heavy trucks. Potential for		

Richard Prinz	2823 Harrison St.	Ryan Field	Opposed	Written comm	The idea of adding more events to an area that is extremely dense, with primarily one way in and out for not only the events, but also for a major local hospital is absurd. This is a density and safety issue that I am surprised is even being entertained by the city. I, along with every one of the people I know in the area, as well as the city of Wilmette and many, many experts, strongly oppose Northwestern's desired plan.		
Monica Russel y Rodrig	205 6th St, Wilmette, IL	Ryan Stadium varia	Opposed	Written comm	I own a home and live near Ryan Field. Before, during, and after large football games or basketball games I know that I cannot invite people to my home and reasonably expect that they can park. We encounter traffic congestion in our residential streets that requires us to plan to shop or leave around the events. During the presently scheduled events we cannot safely cross the streets, walking our dog is difficult as the cars park up the corner and the narrow streets limit our ability to see when cars are coming. It is much worse at night. I don't bike during those times. We also experience attendees leaving trash and, one unfortunate Notre Dame/ NU game, grown adults (not students) throwing up in our yard. The nature of the event seemed to give permission to so many to treat our home and neighborhood like it was a venue for their excesses. It was very strange and unpleasant. I worry that our neighborhood will be diminished by the rezoning and I worry that my current discomforts with the game days and graduations will be exacerbated in intensity and frequency.		
Steven Harper	640 Gregory Avenue, W	Ryan Field Stadium	Opposed	In person		Group	Neighbors of Wilmette - 225 signatories to our 8/15/2023 submission
Meleika Gardner	Jackson Avenue & Cer	Zoning Ryan Stadium		Written comm	Why did attorney David Schoenfeld have to file an emergency motion on July 24, 2023 to stop corporation counsel Nick Cummings' motion? And who gave Cummings the direction to file a motion assisting Northwestern?		
Barbara Vazquez	225 Pin Oak Dr. Wilmette		Opposed	Written comm	Please do not allow NU destroy these neighborhoods. There is no need to have a concert there, ever. In what way is this part of the mission of a university? Obviously you can see how awful this is. Please tell me What possible good can come from this? Money? NU needs money? Seriously? Do any of these people live in the neighborhood? Any of them? Yes, many of us lived in "party" neighborhoods, but when it comes time to invest our money, we buy in places where we can have quiet enjoyment of our homes. I support my neighbors wholeheartedly. This is a debacle, these homes will lose value and affect the value of these homes as well as the occupants lives.		
Jeffrey Shaman	2125 Harrison St,	2125 Harrison St,	Opposed	Written comm	With all due respect, we cannot express how opposed we are to this project. It will completely change the character of the neighborhood in north Evanston from a nice residential area to a commercial area with multiple noisy events that will bring pollution, noise, parking problems, alcohol use, and other problems to the area. It will lower property value of homes in the area and drive residents away. To allow so many commercial events in the area will ruin it. People will no longer want to live in that part of Evanston. We have lived in northwest Evanston for 50 years and love living here. This project is a disaster. Please do not approve it. Jeffrey and Susan Shaman		
William Backs	2730 Simpson Street	NU Planned Develo	Opposed	Written comm	I think having major concerts (35,000 people is about the size of a Bruce Springsteen concert) in a residential neighborhood is a travesty. Especially since NU doesn't see the need to provide parking. Unlimited indoor concerets will make the residential area around the stadium complex unlivable. Other than a tax on tickets, I see no income for the city but a lot of expense. Who will handle crime, drunkeness, and roudyism in the neighborhood? NU police? I think not. The city will have major expenses for every event held there. Who will pay for the police overtime?		
Kristina Hendricks	619 Gregory Ave, Wilm	Zoning Amendmen	Opposed	Written comm	My family lives just north of Isabella in Wilmette, the area where Northwestern plans to point its speakers during concerts. Given that my children are young and go to sleep early and I often need to work out of my home, hearing concert noise in our home is not acceptable. We experienced similar noise firsthand during Evanston's recent Out of Space concert. You could clearly hear the music and vocals in my house. I was unable to concentrate on my work and unable to take work calls during that time due to the noise. If this were a weekly occurrence, we would move out of the area. Also, like many others in Wilmette, we are unable to park in front of our home during football games due to the lack of parking provided at the stadium. We assume it would be the same or worse during concerts. We generally avoid the entire Central Street area during football games. Traffic is bad and the restaurants are over crowded. Further, this year during one of Northwestern's basketball games, traffic completely blocked Isabella in both directions and all the cars repeatedly honked their horns behind our house. To avoid the gridlock, many frustrated people in cars darted down our alley. This kind of traffic issue endangers our kids who often play basketball or ride bikes in the alley and on surrounding streets.		
Margaret Sinn-Pong	420 5th Street Wilmette	NU to allow Pop Co	Opposed	Written comm	Opening the Stadium for Pop Concerts and other large events will cause problems in traffic, crowd control, noise and general safety of younger children which are sure to adversely affect the quality of lives of residents in the quiet neighborhood of East Wilmette especially.		

					Northwestern University's (NU) Ryan Field proposal inadequately addresses the environmental impact of the "rebuild" – specifically regarding storm water runoff. (Others are commenting on the noise- and air-polluting impacts that multiple, massive concerts and other commercial activities there will generate.) Over the 50 years I have lived in Northeast Evanston – and during the past 10 years, in particular – storms have increased in intensity and severity, as has the total rainfall accumulation, in association with other signs of climate change. https://www.weather.gov/lot/chicago_climate_records/ The NU proposal will further stress the local and regional infrastructure for managing rainwater drainage and runoff and the risk of damage to the environment, both natural and built, as outlined below. (1) The McCormick Canal and Deep Tunnel system are already incapable of managing historic rainfall, as the 7+ inch downpour in Evanston and NE Wilmette 7/2/23 and earlier storms have shown: - https://mwrd.org/residents-low-lying-neighborhoods-evanston-and-chicago-more-intense-storms-fueled-climate-change/, https://patch.com/illinois/evanston/80-backed-up-basements-50-flooded-streets-or-alleys-in-evanston/, - https://dailynorthwestern.com/tag/evanston-flooding/ - https://www.nbcchicago.com/weather/see-rain-totals-from-around-the-chicago-area-after-widespread-intense-flooding/3179050/ - https://www.chicagotribune.com/news/environment/ct-heavy-rains-sewage-chicago-20200515-4rxpjn7hargw3avja6igpvwgxu-story.html/ - https://www.chicagotribune.com/news/environment/ct-rain-deep-tunnel-overwhelmed-20230716-argrp2ruafadbhu4jrov5iplt4-story.html/ (2) Our massive July 2nd downpour overwhelmed Cook County's wastewater infrastructure and caused the active discharge of "fetid gunk" from a pump station in Wilmette and 20 other overflow pipes "from Evanston to Westchester," polluting the North Branch of the Chicago River for nearly a day https://www.governing.com/infrastructure/chicagos-flood-control-project-cant-contend-with-climate-change/. In Evanston this led, predictably, to the closure of E. coli-contaminated beaches and the suspension of beach-oriented summer camp, business and recreational activities for the next several days, as well as extensive flood-related property damage. (3) Although the Ryan Field proposal claims the new facility will have a smaller footprint and meet LEED gold certification standards, it lacks a carefully researched and thorough storm water impact statement. As a major NU engineering study has recently demonstrated https://news.northwestern.edu/stories/2023/07/the-ground-is-deforming-and-buildings-arent-ready/, this assessment needs to be a fundamental requirement of the proposal. (4) If the Ryan rebuild design is truly smaller and smarter, it follows that its water usage and discharge should be reduced, as well.		
Anita Gewurz	713 Ingleside Place, Ev	Proposed Northwes	Opposed	Written comm			
Erin Buechler	2604 highland Ave	Ryan Field Stadium	Opposed	Written comm	I cannot support the proposals, because they do not meet the standards for planned development and are not compatible with the primarily residential character of the surrounding area.		
Laura Polkoff	1630 Highland Avenue	Evanston Land Use	Opposed	Written comm	The traffic for Northwestern football games backs up Lake Avenue for miles. This occurs up to 10 games in season. The reality is that Evanston has no easy way to channel traffic and must use the residential streets of adjoining towns. The current plan to use that land for additional concert and events is unacceptable. There is no public transportation to ease this burden nor are there enough parking spaces that would help ease the burden to residential streets. It is also incomprehensible that Evanston has reoriented the future stadium to send the noise to Wilmette. All of the noise being send to residents who would not even benefit by increased revenue streams to their town is selfish. Absolutely incomprehensible that Northwestern would allow themselves to be such rotten neighbors. It is a non profit organization that wants to very much enrich themselves. When is enough enough? Right now.		

Andrew Lazar	1210 Central St.	Ryan Field Re-Zoni	Opposed	Written comm	We would respectfully ask the Committee to reject any applications by Northwestern University to rezone the University Athletic Facilities district and allow for the commercialization of our neighborhood. The effects of your approval would be truly devastating to the residents in our condominium association. The 43 owners in our building are very concerned about the possibility of having a commercial entertainment area so close to our homes. Specifically the impossible scenarios for parking, traffic congestion, noise, and property values. Please consider our quality of life and rights to peace before any marketed financial benefit this might have for the City. We all thank you for the work you do to benefit all Evanstonians. Andy Lazar Sissilla Condominiums 1210-22 Central St.		
Tim Pretzsch	2515 Asbury Avenue	NU Stadium	In favor	Written comm	I am in favor of the NU Stadium project and related non-football activities. The stadium renovation and associated programs will bring much-needed tax revenue, jobs, and vitality to all of Evanston. Having a new facility with enhanced sports, entertainment, and cultural offerings will attract new, younger residents to Evanston as well as visitors from neighboring communities. This is critical to Evanston's future. As a resident of the Central Street neighborhood, I welcome a new NU stadium to the area.		
Sydney Blattner	518 Greenwood Street,	Northwestern Unive	Opposed	Written comm	I am opposed to the rezoning request for Northwestern's Ryan Field. The stadium is located in a residential neighborhood less than half a mile from a hospital with a level 1 trauma center and a fire station. Rezoning to allow commercial concerts at the stadium will add a huge amount of traffic and be extremely disruptive to residents, hospital patients and staff, fire station personnel, and the entire city of Evanston. I enjoy attending Northwestern football games and will continue to do so, but on those days I see how much traffic and disruption the lightly-attended events bring to the neighborhood. The addition of even a few concerts with far more attendees will overwhelm the area. Evanston residents, hospital patients and staff, and fire station personnel should not bear that burden simply because Northwestern wants to make money holding for-profit concerts that have absolutely nothing to do with its mission as a university.		
Andrea	Smeeton	Zoning change for I	Opposed	Written comm	The proposed zoning change request by Northwestern University will most assuredly fundamentally change the nature of this quiet residential neighborhood. My husband and I have lived on 5th and Gregory - 0.3 miles from the stadium - for 21 years. We were aware of the football games - my husband played for NU - and outside of the traffic, the games are fine. However, if the city of Evanston changes the zoning in order for NU to have an entertainment arena, the deafening noise of the music and trucks, car and pedestrian traffic gridlocks, and the serving of alcohol at concert venues will most certainly have an incredibly negative impact on the serenity and safety of our neighborhood. In addition, allowing the zoning change will affect the hospital and fire department directly east of the stadium. Please consider whether you would want the home and neighborhood you worked your whole lives to reside in be completely changed for the worse by including a concert venue. Please do not change the zoning for Northwestern University to build an entertainment arena that will destroy the resident's joy and right of spending the beautiful summer days and nights in the quiet of their own properties.		
Robert Feldman	2410 Park Pl	Ryan field land use	Opposed	Written comm	Northwestern's refusal to release the data behind their noise study shows that they cannot be trusted. Why should Evanston neighbors suffer traffic, noise, and litter so that Northwestern can make more money as their athletic program faces multiple lawsuits. The requested use and zoning changes will just make money for promoters, vendors, and promoters from outside our community.		
Michael Peterson	1612 Wesley Ave Evan	1612 Wesley Ave	In favor	Written comm	I am in full support of the amendment to allow concerts and special events at Ryan Field. This is an unbelievable opportunity for the city that can not be passed up. Businesses continue to struggle and if we can have an influx of people spending money and enjoying our city 10 more days a year, I fully support it. The cost benefit clearly lies on the benefit side. I am so tired of this city getting in its own way to prevent progress. Let's make this happen!		
Aaron Van Nice	2531 Ashland Ave	Rebuild Ryan Field	In favor	Written comm	We live at 2531 Ashland ave, 3 house from the Central and Ashland intersection and stadium. we are supportive of new stadium with concerts for the economic benefit it will bring to the Evanston and the shops on Central St. Of course there maybe some inconvenience on game or concert days but the benefits far outweigh this. Evanston needs this type of shot in the arm, just saying "not in my backyard", is not an answer the will help Evanston in the long-term.		
Jack Magnusen	Hartzell St. Evanston, I	New NU Stadium a	Opposed	Written comm	The current ordinances are there for a reason. This is a location in an Evanston neighborhood, not NU Campus, and the congestion, noise levels, and crime brought by the proposed activities is not what we're about. No benefits are provided to residents and parking along city streets for so many venues is very disruptive. Values are for NU only. NU doesn't need more money and doesn't really get a positive spin on their reputation by being a concert university.		
James Hebson	1321 Rosalie St.	New Ryan Field	In favor	In person		Self	

leonard lamkin	835 ridge ave	NU zoning	Opposed	Written comm	My concern is the traffic issue. The northwestern consultant cn traffic stated that "most of the attendees will come via public transit. While the proposed stadium is within walking distance of both the CTA and Metra, lets not fool ourselves, people will drive or use uber/lyft plus the shuttle buses from campus parking lots. There will be an exorbitant amount of traffic on Central, ridge and green bay. I recently attended the out of space concerts on Central which i attended via carpool. There was plenty of cars in and around Central near the hospital with cars turning around on the street for entrance to hospital garage where only patrons of hospital can park. Attend Ravinia right off the Metra and a majority of folks drive even with Cubs and white sox right on the CTA there is a tremendous amount of traffis in and around those. ballparks. The city of Evanston needs to conduct its own traffic study at the hours of the proposed concerts. Just hope that your loved one is not in an ambulance trying to get to the hospital during those times and the ambulance has to be rerouted. Precious minutes count.		
Stuart Gottesman	2740 Broadway Ave	Rezoning of Ryan F	Opposed	Written comm	I'm writing to encourage you to DENY Northwestern's request for rezone the neighborhood surrounding Ryan Field into an entertainment district with permission to hold concerts. I am a Northwestern graduate ('85), a long-time season ticket holder, a major fan of all Northwestern athletics, and a Ryan Field neighbor (currently 2 blocks from the stadium) for 21 years. I bleed purple, but am still vehemently opposed to the requested change in zoning. Negative Impact on the Neighborhood Quality of Life Northwestern's plan to hold concerts at the new Ryan Field will significantly harm the quality of life for its neighbors. As Northwestern's "experts" at the town hall hosted by Eleanor Revelle on June 28th raised several points that were deeply disturbing and will clearly negatively impact the quality of life in the area surrounding Ryan Field. * The load-in and load-out for each concert will stretch over a three-day period, exposing the neighborhood to over 30 days of higher traffic, pollution and noise from large semi-tractor-trailers. * The neighborhood roads are not designed for 52 loaded tractor trailers delivering and removing stage and other concert-related materials and will require * The proposed rezoning provides for an unlimited number of concerts or other events with fewer than 10,000 attendees. This unrestricted event schedule means that neighbors will need to endure significant parking and traffic up to 330 days each year. * The transportation plan shared by Northwestern is packed with approximations and assumptions and is only half-baked. * Its assumptions about the use of public transportation are patently unrealistic. * Its plan to use shuttles to transport concert attendees to parking lots on campus is deeply flawed. Making over 200 trips per concert, during rush hour will create congestion that will make the Green Bay and Central intersection a parking lot both before and after the concert — preventing easy access to Evanston Hospital * The traffic and pollution from these shuttles will unpleasant and will create noise in the surrounding neighborhood late into the evening during concerts. An Untrustworthy Partner Over the last several years, Northwestern's athletic department has repeatedly shown itself to be untrustworthy, prone to poor judgement, while frequently presenting biased information, misrepresenting facts or withholding information from the city of Evanston and its Ryan Field neighbors. * Northwestern has needed to frequently amend specifications and reports associated with the impact to the neighborhood.		

Kat O'Reilly	1904 Jenks Street	NU Stadium Re-zor	Opposed	Written comm	I am writing to express my deep concerns and objections to the proposed re-zoning to allow Northwestern University to hold for-profit concerts at Ryan Stadium, old or new. Northwestern is a well-endowed non-profit. When NU previously sought approval prior to the pandemic for concerts in the existing stadium space I attended zoning and city council meetings and was so impressed by my neighbors and fellow residents thorough examination of the costs and benefits of the proposal. From parking, to noise, to the effects on nearby businesses, to the alcohol license request, to the costs of policing and sanitation that would fall to the city, NU's proposal was not a benefit to the city then and it is not a benefit to the city now. Deny the re-zoning request from Northwestern. Noise issues are being treated in a cavalier, and disingenuous manner by NU. NU has been misleading about then nature and decibel level of the concert noise. In a hearing, a representative of the project noted that noise would be aimed north at Wilmette, (as well as at an apartment complex in Evanston directly to the north of the stadium) It was also noted that the plan for mitigating noise pollution fell to Evanston levying fines on the concert producers and performers. An attitude, of "well - we want these concerts but take no responsibility for the effects on the surrounding neighbors" This is an astounding, objectionable position. As a close neighbor, I accept the use of the stadium for sporting events and non-profit uses, I am absolutely opposed to allowing for-profit concerts or events on the grounds of disruption to the neighborhood, the costs to Evanston and the principle that NU is a non-profit entity and as such should not be granted a zoning variance that will have deleterious effects on Evanston residents and taxpayers. Do not approve the zoning variance. Thank you, Kat O'Reily 1904 Jenks		
Janet Butterfield	2457 Prairie Ave, 1D, E	Northwestern Stadi	Undecided	Written comm	As condo owners who park on the street, we are impacted by every event scheduled at the stadium. I support the scheduling on concerts IF a plan includes a parking garage and additional tax revenue is collected by the city. It would be to everyone's benefit to form a public/private partnership to build a parking garage near the stadium and generate additional tax dollars for Evanston.		
Brian Rolling	2735 woodland rd, Eva	Northwestern Stadi	Opposed	Written comm	I oppose the rezoning requested by Northwestern for their Ryan Field rebuild. I watched with great interest Northwestern's presentation of their traffic and noise study and walked away with even more concerns. I have concerns that, based on Northwestern's own expert's presentation on noise and traffic the impacts of concerts will last far longer than just the event itself. The equipment loading in and loading out time will require late night activity. The ability to shuttle concert attendees back to their cars was estimated to take 1.5 hrs after a concert ends. The noise study presented by Northwestern has been shown to greatly underestimate the actual noise we could expect coming from a concert. Traffic concerns that could block emergency vehicle routes to a trauma 1 medical center have not been addressed. The tax, financial, and hazing issues are enough to oppose this new zoning change. But even setting those aside, Northwestern's own presentation that they gave during the 7th ward meeting a few weeks back raised far more concerns than answers. I urge opposition to their request to change the zoning laws.		
Elizabeth Tang				Written comm	I oppose the change of zoning that would allow concerts at the renovated Ryan Field of Northwestern University		
Andrew de Freitas	115 3rd St., Wilmette	Ryan Field rezoning	Opposed	In person		Self	

Peter Miller	2354 Ridge Avenue	Northwestern U2 Z	Opposed	Written comm	I urge the Land Use Commission to deny amendments to the Zoning Ordinance requested by Northwestern University. The proposed amendments do not meet the standards for zoning amendments laid out in the Evanston Code of Ordinances. In particular, the proposals fail with respect to the provision in the Evanston Comprehensive General Plan: "As a goal, Evanston should support the growth and evolution of institutions so long as the growth does not have an adverse impact upon the residentially-zoned adjacent Neighborhoods." There will certainly be adverse impacts on adjacent neighborhoods, and also on much of rest of the City if the proposed amendments are enacted. The impacts will include a severe degradation in the quality of life of City residents and probable decline in property values (contrary to Zoning provision 6-3-4-5.C) for those living near the Northwestern stadium. Furthermore, the proposed amendments are not in line with Zoning provision 6-3-4-5.D, which concerns the adequacy of public facilities and services. The City's main travel arteries are not adequate to handle the volume of truck and bus traffic that would attend every concert, not only on the day of each event, but also on the days leading up to and following it. Traffic will inevitably divert to residential side streets, which the Comprehensive General Plan seeks to prevent. Demands on City roads from emergency vehicles and normal traffic will conflict with the traffic caused by stadium events. City safety and sanitation services also are not adequate to cope with the demands caused by these events. In my view, the University is entitled to refurbish the stadium for football games only, assuming that it complies with City, State and Federal regulations in doing so.		
R Scott Speidel	2227 Harrison St, Evan	redevelopment of R	Opposed	Written comm	While I support Northwestern University's desire to remodel Ryan Field, I'm opposed to any rezoning to allow any professional concerts, which will negatively impact the neighborhood; opposed to lowering the field below grade, which can lead to flooded neighborhoods; and opposed to waving any car parking space requirements under current zoning, which will increase traffic congestion in the neighborhood. Thank you for your consideration. Scott Speidel		
Mike Vasilko	2728 Reese Avneue, E	NU Planned Develo	Opposed	Written comm	1.I'm confused by the daily distribution of new information from Northwestern and from the City prior to the meeting. I thought the rule was that materials HAD to be submitted no less than 15 days in advance. I looked at the Proposed Projects webpage on Monday and there was nothing new. I looked at it again on Wednesday and saw a list of "Revised and Additional (9) Documents – 8-14-2023". Monday was 10 days prior to the meeting, but I don't think that information was posted until Tuesday or Wednesday (8 to 9 days prior). News reports have daily statements from Northwestern that revise or claim to change what has been submitted officially. Today I saw the "Letter" from NU's president (posted only on the NU website) making significant changes to the submitted documents; but not official until recorded with the city and not official until previously submitted forms and documents are changed. It's confusing to the public, and I image, confusing to commissioners. What's the rule for making non-stop changes just days before a scheduled hearing? It's inappropriate at best for the NU president to convey the inkling of millions of dollars being given in some restricted way to Evanston, just days prior to the LUC meeting. A blatant buying of influence and votes. Will these unofficial promises be made official, guaranteed, and included in the packet? 2.In the DLA Piper August 11th Response to July 31,2023 Staff Review Letter, Page 6 Item 9 states: "RESPONSE: Enclosed is a draft letter of intent that outlines the items that will be included in the future MOU" I cannot find that draft letter in the posted documents. Please circulate the draft MOU. 3.Who is officially considered "the LUC Secretary"? The webpage does not say. The Secretary has specific duties according to the LUC Rules and Procedures. You are identified as the Staff Contact, but are you also the official LUC Secretary? Article V – Filing and Scheduling Procedures, Section 1 – Complete Application: "The Secretary of the Commission shall determine application completeness.." The daily volley of new and amended information suggests that the applications are NOT complete. 4.Article VI – Meetings and Public Hearings, Section 3 - Recusal: "No member of the Commission who has a financial interest in the property of the affairs of the petitioner or affected owner, or who believes he/she/they have some other direct conflict of interest, shall participate in any discussions, questioning, or voting as a commissioner in the matter involving such property or person." Have Commissioners been asked to sign an affidavit to this affect? 5.Article IV – General Application Requirements, Section 1: "Any case heard by the Commission shall have an official applicant listed on the application submission…" and "A certificate of disclosure of ownership interests of entities seeking recommendation or approval on real estate matters shall be filed with any application on property not held in sole ownership by the applicant."		
Lisa Richter	2733 Marcy Ave	Northwestern's text	In favor	Written comm	I support Northwestern's proposal for the new stadium -- bring on the concerts and new business opportunities the rebuild will bring!		
Marjory Basso	1030 Darrow Ave	Ryan Field	Opposed	Written comment			

Jean Cunningham	1246 Maple Ave	NU stadium	In favor	Written comm	Negation has been successful. Time to adopt and move forward		
David A Fitz	8034 Paddington Lane	football stadium	In favor	Written comm	Without new stadium, I can not attend games because of my disabilities. I play from 1963 to 1966. I am 79 and would like to see a game again before I die.		
Robert Orenstein	2600 EASTWOOD AVE	Witness for the Rya	In favor	In person		Self	
Diane Bartelt	2618 Hartzell Street	Northwestern Unive	Opposed	Written comm	Our home represents one of the biggest investment in time, finances, and personal involvement. When we purchased our home more than 45 years ago, we "signed up for" 7 home games at Dyche Stadium - Now Ryan Field which is several blocks east of our property. We did not, and would not have moved into a neighborhood with ongoing open air concerts, open-air festivals, and indoor cultural events bringing between 35,000 and 10,000 per event into a residential neighborhood. It is not right to change the game plan. Of serious concern is the proximity to Evanston Hospital - There are two large retirement centers in Northwest Evanston where the fragile population needs immediate access which could be cut off due to traffic conditions. I also am concerned about the below grade stadium which would require groundwater pumping and would need extensive State and Federal permit regulations. In addition, social media often draws out of town/state crowds to materialize randomly at highly publicized concerts - and these crowds can be of serious concern. Bottom line - the neighbors agreed to 7 games a year - It's just not right to change this game plan to suit the financial needs/wishes of a very wealthy university who has never paid taxes in our community.		
Lewis Chilton	1720 Asbury Ave	Ryan Field	In favor	Written comm	Please accept my statement in favor of the proposed rebuilt of Ryan Field and related land use requests. We have no affiliation with Northwestern University but understand the overall signficant positive impact the university has our town. Otherwise, we'd be just another suburb or Chicago neighborhood. We've attended a few games at Ryan Field and compared to many other venues the impact is well handled, especially thanks to easy access to public transportation. Evanston should be pleased that the new stadium is actually smaller capacity wise and we as a community should embrace positive change for the future. This stadium has been in it's place longer than any person in Evanston has been alive and I for one hope that Evanston has a progressive mindset that does not assume past success entitles us to future success.		
RAJU GHATE	2505 Jackson ave	Ryan Field	In favor	In person		Self	
Laura Rossi	518 Maple Ave, Wilmet	Ryan Field Stadium	Opposed	Written comm	With all the significant reasons for why the commercialization of Ryan Field would be detrimental to our community, I would like to speak on behalf of all of those that do not have a voice----our pets and wildlife. The beautiful trees that we have in Evanston and Wilmette will no longer be filled with the variety of birds that will flee to escape the loud noise from concerts. For those birds that stay, studies show that they could produce less eggs from the stress of the noise pollution. Studies show that insects---such as caterpillars---are negatively affected by loud noises. Thus, the loud noise from concerts could negatively impact the population of butterflies in our neighborhoods. Our dogs and cats will experience stress and anxiety from the noise level of concerts. Furthermore, given that dogs and cats have a wide range of hearing, the noise from concerts could be painful to their ears. For the sake of our feathered, winged, and furry friends please do not approve the zoning that would allow concerts at Ryan Field.		
Jeff	109 Woodbine Ave, W	Northwestern zonin	Opposed	In person		Group	signers of Harper
Timothy Kevin McPike	2770 Garrison Ave	Northwestern Unive	Opposed	Written comm	Our home is on the block of Garrison Avenue south of Isabella Street. Our block of Garrison is dead-ended on the south by Evanston Hospital, so our only way to come and go by car is Isabella St. Even in regular football game traffic, it is extremely difficult to leave or return home at the beginning and end of a game. NWU shuttle buses and private cars are always backed up on Isabella blocking the Isabella-Garrison intersection because of the parking delays at the beginning of the game and the traffic light on Isabella and Ridge at the end of the game. To further increase the number of events at the stadium will only increase the number of times the residents on my block are turned into “involuntary pedestrians” trapped at home. In a medical emergency, I can walk half a block to the hospital. The ambulances and fire engines that need access on Central, Ridge, or Isabella are out of luck. To rezone this immediate area around the Stadium, containing a fire station, a hospital, and narrow residential streets, is asking for a completely foreseeable disaster.		

Connor Hollensteiner	1107 Colfax St	Ryan Field - Conce	In favor	Written comm	As residents of the nearby Ryan Field, we'd love the opportunity to see some new facilities, specifically as they're looking to integrate with the community. I would love to see an ice skating rink, a place with a little extra greenery, & some local concerts. The concerts would be a great way to promote small businesses nearby, and the entrepreneurial endeavors of those around to accommodate. There's plenty of older folks who are against this, but it really should be looking towards the future, a future with state of the art facilities and ability to entertain & integrate with the community.		
Ceal Hanchar	1501 Oak Ave (Lake ar	NEW Ryan Sports	In favor	Written comm	Evanston has open opportunity with NU to negotiate and combat the loss of taxes thru so many so called non-profits here; please let's move EV into a more vibrant, more modern business community appealing to younger and all ages by adding more music and entertainment events. If we don't assist in figuring out how to plan traffic patterns and aid in Econ Dev then we have glaring other problems here. CH 2023 Sep		
Terry Mostrom	1210 Grant Street	NewRyan Field	In favor	Written comm	I am in favor of the new Ryan Field because the existing facility is old and decrepit, it will be funded by pivate dollars, not taxpayers, and a new stadium will bring construction jobs and attract more people to Evanstons restaurants and retail stores. Count me in!!!		
Jonathan Viner	1219 Central Street Un	Rebuild Ryan Field	Opposed	Written comm	Northwestern has failed to show concrete justification for or benefits from its proposed plan, except for any benefits Northwestern imagines it will reap. This is not surprising - its claims of minimal noise and community economic benefits are obviously false and/or exaggerated and the premises for the university's need to rezoning are erroneous - i.e., the school needs an $800M facility for a team that can only approach capacity with fans from the opposing team and has zero track record of sustained success or strong support within either the school or the community. The school has zero demonstrated ability to manage a for-profit entertainment complex or to oversee a professional manager to protect the community's interest, and it would years (if ever) that the proposed events (whatever those might be - the university has declined to describe them) ran smoothly. The detriment to both the neighborhood (including but not limited to property values) and to the City of Evanston in general is obvious. I would be happy to continue accommodating football games, but if the university sincerely believes that this is the only manner in which it can proceed, it should choose a different and more appropriate community for its project. I would welcome the sale of the land on which the stadium complex sits to private investors who would be eager to work cooperatively with Evanston to provide residential or mixed use development that would be far more appropriate and beneficial to the wider community - not to mention returning the property to the property tax rolls, which would provide far greater benefits than the dubious economic benefits from megaconcerts where alcohol is served and frequent unspecified events of up to 10,000 people.		
Michael Vasilko	2728 Reese Avenue	Northwestern Unive	Opposed	In person		Self	
Lara Hamann	2727 Eastwood Ave. (I	Ryan Field Rebuild	In favor	In person		Self	
Mary Beth Grafft	1933 Harrison Street, U	opposition to rezon	Opposed	Written comm	I oppose the zoning changes that NU proposed. No special use, no mega concerts, no digging into the ground & funneling ground water to the canal which sometimes, just due to rain water is too full & is put into Lake Michigan. Just last month, in July 2023, the city of Evanston had so much rain, the canal became too full & water from the canal was put into the lake. Then there was too much e coli & the beaches in Evanston & Wilmette needed to be closed. The best asset of living in Evanston is being able to access the lake. If NU digs into the ground, generators will be needed to pump the ground water. This alone is a huge environmental impact that's not worth it. 6-3-4-5 B The new proposed size is not in character with the existing surroundings. C. It will have an adverse effect of property values. Properties near the stadium can be hard to sell because they're so close to the stadium. There's a lot of traffic already, no parking in my neighborhood for my visitors. With the expansion of the Big Ten and more games, there is more business for Evanston. 6-3-5-10 C The added congestion, no parking, noise, air & environmental will have a long term negative cumulative impact. F This will cause undue traffic congestion. It is already bad when NU has football, basketball & other games. 636 6363 The site characteristics and site use are not appropriate for this neighborhood D. This mega stadium is out of character, out of place & too much for the space & neighborhood to handle. 6369 1 This development will adversely, permanently negatively impact the quality of life of all residents. 2 the proposed new stadium is not consistent with the neighborhood. The city of Evanston, along with Wilmette have been opposed to mega commercialization for 53 years. I ask the city to preserve the quality of life for this neighborhood. I believe NU should contribute in PILOT payments & be a better neighbor & partner to the city. NU and the city of Evanston should not seek to destroy the environment & negatively impact the seventh ward as well as the city as a whole so NU can profit. I recognize the city needs additional revenue & ask them to this in a way that truly benefits quality of life, the environment & the residents.		

David	Cook	Northwestern Ryan	Opposed	Written comm	Northwestern has requested massive zoning alterations that would allow them to operate a for-profit open-air concert venue and football stadium, larger than the United Center, in the middle of a residential district. Not surprisingly, Evanston and Wilmette residents have mounted huge, organized opposition to the proposal. Opponents are not objecting to the reconstruction of the football stadium, but rather to the creation of a for-profit, mega concert venue and all the noise, pollution and disruption that would accompany its operation--factors that are protected by the current building code. Northwestern does not need a zoning amendment to rebuild Ryan Field into a state-of-the-art TV camera-ready football stadium. They only need the zoning amendments to create a for-profit mega concert venue on tax free property. If Northwestern drops their zoning amendment requests, much, if not all, of this adversarial strife would disappear. But Northwestern has other plans. As justification for their proposed creation of an untaxed profitable concert venue, Northwestern offers the following benefits that would evidently accrue to the community. The fallacy in their argument is that these benefits could be accomplished without a change to the zoning ordinance. 1.NU promises the creation of a facility that will host community-oriented events such as winter festivals, holiday celebrations, family movie nights, and youth sports events, as well as additional student and community programming. All these events and more could be held at the existing or reconstructed facility. NU could have held these events throughout the history of Dyche Stadium/Ryan Field. If NU chooses to re-build Ryan Field, they would not need a zoning ordinance change to hold these events. They only want a zoning change to hold for-profit mega concerts. 2.NU proposes the creation of a sustainable facility. NU would not need zoning amendments to include all the proposed sustainable improvements cited in their submitted documentation including ADA accessibility, a bicycle valet, electric vehicle charging stations, drip irrigation and engineered lighting. 3.NU is offering a one-time $10M contribution to a workforce technology upskilling program. It is unclear if this offer is contingent on changing the zoning ordinances or not. What is clear is that Northwestern does not need a zoning ordinance change to contribute to a workforce technology upskilling program. Evanston currently runs a very successful work force development program that is creating jobs and training Evanston residents to fill them. This program has corporate sponsorships such as Whole Foods, S&C Electric and Curt's Café. I am sure that they would welcome Northwestern as a new sponsor. If, as it appears, this offer is a poorly camouflaged bribe to the City Council, this offer reflects poorly on Northwestern, its administration and the Ryans. It demonstrates that NU feels that they can simply buy a change in the Evanston zoning ordinance. Zoning ordinances must not be for sale to the highest bidder. 4.Northwestern promises the creation of jobs for Evanston residents with the creation of a mega concert venue. Their proposal estimates that over 2,924 jobs will be created in the city during the planning, design, and construction of the project. While it is doubtful that this many planners, designers and construction workers live in Evanston and are available to work on this project, it is clear that these same jobs could be created if the stadium was re-built to the existing code. 5.Northwestern promises contributions to the City of Evanston if they are allowed to change the zoning ordinance. There is nothing in the zoning ordinance that prevents Northwestern from making monetary contributions to the City of Evanston. It is time for NU to		
Meredith DeCarlo	1404 Lincoln Street, Ev	U2 District zoning c	Opposed	Written comm	My husband and I bought a house on the 1400 block of Lincoln Street in November 2018, when I was pregnant with our first child. We were first time homeowners and hoped it would be our "forever home." We were excited to live within walking distance of shops and restaurants, parks and beaches, a community center, a (now closed) library branch, doctors' offices, the hospital, a fire station, and public schools. Our home, built in the late 1930s, has required some significant renovations and repairs, but we appreciate its character. We park our minivan in the driveway because it doesn't fit in our vintage one-car garage and we both take public transportation to work at our offices in Chicago. I knew my grandfather grew up in Evanston, but I did not learn until after we bought our house that he lived in an apartment just a few blocks from our home. His mom, my great-grandmother, raised him by herself and worked in the Haven Middle School cafeteria. After serving in WWII, he started a family of his own in an apartment in the same neighborhood; my dad and aunt were baptized at St. Athanasius. We live two blocks south of Ryan Field, and we figured that we could live with several days each year disrupted by home football games and other university and non-profit events, like commencement. We never dreamed that Northwestern University would seek to commercialize the entire U2 District, opening it up for stadium-capacity concerts and virtually unrestricted 10,000-person events. If we had, we never would have moved here. And if NU's application to change the zoning code is granted, we will be forced to move away. Please don't approve any of the changes sought by NU. There is no acceptable compromise.		
Hoa Voscott	2702 Prairie Avenue	Evanston's critical I	Opposed	Written comm	I am very much against changing the current zoning to accommondate their concerts at the stadium.		

Joel Sternstein	1418 Main	New Northwestern	In favor	Written comm	The new stadium needs to be approved. Evanston needs a post-pandemic economic shot in the arm, and this is it. It will be a boon to bars and restaurants on Central Street and the surrounding area. Football games will only constitute a partial use and given the smaller capacity of the proposed stadium compared to the current stadium, there needs to be more than just football. The recent hazing issues with the football program should not be an excuse to stop construction of the new stadium since bricks and mortar have nothing to do with hazing. Concerts are a GREAT idea. There have been concerts for years at Canal Shores with very few complaints, so the opposition to concerts at the new stadium is disingenuous.		

of people for whom you are the designated speaker.

THE VILLAGE OF
Wilmette
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VILLAGE PRESIDENT

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August 15, 2023

Evanston Land Use Commission
Evanston City Council
2100 Ridge Avenue
Evanston, IL 60201

Dear Mayor Biss, Members of the Evanston City Council and Members of the Evanston Land Use Commission:

On behalf of the Wilmette Village Board of Trustees, I am transmitting Village of Wilmette Resolution #2023-R-115 objecting to Northwestern University's proposed text amendment in Evanston's U-2 zoning district. This Resolution was adopted unanimously by the Wilmette Board of Trustees on August 8, 2023 and was the culmination of more than nine months of study by Village officials and staff. This Resolution is the official position of the Village and comes with the support from and upon strenuous objections of Wilmette's most directly impacted residents. While the Village of Wilmette makes no objection to a new football stadium at the NU athletic campus, the Village remains steadfast in our objection to the commercialization of the athletic campus, particularly the requested outdoor concerts at Ryan Field.

Since the 1970s, the Village of Wilmette (along with City of Evanston) has consistently objected to the commercialization of the NU athletic campus. The City of Evanston and the Village of Wilmette have enjoyed a partnership that served to protect residents of both neighboring communities from such commercialization. This partnership, including twice joining together in lawsuits as partners against NU, has served our communities and residents well. The athletic campus was designed for a narrowly intended purpose to serve Northwestern University programs and school athletics, a use in which Wilmette has and continues to support. However, increasingly, Northwestern has attempted to expand the allotted zoning not for scholastic purposes, but for profits; a use in which not only Wilmette, but Evanston has historically opposed.

The proposed 28,500-person outdoor concert venue would be among the four largest venues in the State of Illinois. If you have recently attended a concert of this size, you will quickly recognize the astounding impacts that the noise and traffic, both vehicular and pedestrian, has upon the immediate area. Such impacts are compounded when

envisioned in the middle of a residential neighborhood. Ultimately, the noise, traffic, parking and public safety concerns associated with for-profit concerts of this magnitude at Ryan Field are too numerous to list in this transmittal and cannot in anyway be sufficiently remedied or mitigated. For these reasons, the Village of Wilmette opposes allowing any number of concerts at Ryan Field.

Also enclosed with this transmittal is a 'Review of WJHW Environmental Assessment Documentation' performed by ARUP, a nationwide leader in acoustics, noise, and vibration advisory and design. The Arup and Interwest reviews identify a significant number of questions and concerns related to the WJHW study. We respectfully request that the City of Evanston require Northwestern University to satisfactorily address the review comments from both reports to ensure all officials are properly and fully informed before taking a vote of this magnitude.

We thank the Evanston Land Use Commission and Evanston City Council for thoughtfully considering the impacts of concerts at Ryan Field upon the more than 500 Wilmette households adjacent to the athletic campus and request that you deny the components of the proposed text amendment which would permit such concerts as well as any amplified sound in the plazas surrounding the new football stadium.

Thank you for your consideration,

Senta Plunkett
Village President

RESOLUTION NO. 2023-R-115

A RESOLUTION OBJECTING TO EVANSTON'S ZONING CHANGES ALLOWING OUTDOOR CONCERTS AT RYAN FIELD

WHEREAS, since 1970, the Village of Wilmette ("Wilmette") has consistently objected to the commercialization of the Northwestern University Athletic Campus due to adverse impacts such expansion would have on the more than 500 Wilmette households neighboring the campus; and

WHEREAS, the Village of Wilmette has twice previously joined the City of Evanston ("Evanston") in litigation to prevent commercialization of the athletic campus, to defend Evanston's zoning regulations, and to protect the residents of Wilmette and Evanston; and

WHEREAS, Northwestern University's proposed Text Amendment to permit 10 outdoor concerts at Ryan Field, annually, is a gross infringement upon the quiet enjoyment of Wilmette residents' property and will forever change the character of the residential neighborhood in which the Northwestern athletic campus resides; and

WHEREAS, Northwestern University's proposal intentionally and offensively directs noise into Wilmette, specifically residential properties in Wilmette; and Northwestern University's zoning application does not provide any sound mitigation strategies, even those recommended by its acoustic consultant, to reduce the impact of excessive noise; and

WHEREAS, Northwestern University's Environmental Assessment projects concert noise consistently in excess of 70 dB within Wilmette residential neighborhoods during concerts, well-above the noise ordinances of both Evanston and Wilmette and there remain unanswered questions and concerns with Northwestern's Environmental Assessment which must be addressed before the Evanston City Council can take an informed vote on the zoning application; and

WHEREAS, Evanston and Wilmette residents will be further impacted by the continuous noise generated from concert set-up, concert sound-check, and concert take-down which according

to Northwestern University's consultant will take 20 hours beginning the day before a concert and through the late evening and early morning hours the next day thereby disturbing residential neighborhoods for approximately 48 consecutive hours; and

WHEREAS, the proposed 28,500 person concert venue has less than 1,500 parking spaces available for onsite parking, thereby creating significant traffic and parking issues in both Evanston and Wilmette; and

WHEREAS, the Wilmette Police and Fire Departments will be required to provide additional resources to effectively manage increased traffic, control large crowds, deter potential criminal and nuisance activities, as well as respond to potential additional calls for emergency medical services; and

WHEREAS, Evanston and Wilmette residents will be further negatively impacted by the thousands of concert attendees who will be required to traverse residential neighborhoods and the hundreds of shuttle buses necessary to accommodate the lack of onsite parking; and

WHEREAS, the Northwestern University traffic and parking study assumes that 40% of concert attendees will utilize public transportation and should this assumption be wrong, adverse traffic and parking impacts will be substantially greater than those already identified; and

WHEREAS, Evanston and Northwestern University officials should be aware that Wilmette intends to limit vehicular access and street parking within its Corporate Boundaries during concerts (including set-up and take-down) to the greatest extent possible as well as intending to minimize the impact of construction related truck traffic within its Corporate Boundaries.; and

WHEREAS, the sale of alcohol at Ryan Field concerts has not been properly studied to determine the secondary effects upon traffic and pedestrian safety as well as the impacts upon the residential neighborhoods adjacent to the property; and

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES of the Village of Wilmette, Cook County, Illinois:

SECTION 1: The Village of Wilmette strenuously objects to Northwestern University's commercialization of the athletic campus and use of the property for anything other than its originally designed and narrowly intended purpose of University programs and school athletics.

SECTION 2: The Village of Wilmette strenuously objects to the granting of the proposed Text Amendment to permit any outdoor concerts at Ryan Field and any other outdoor events which include amplified sound.

SECTION 3: Should the Evanston City Council find the concerts to be acceptable at Ryan Field, the Village of Wilmette insists any approval be provisional to appropriately understand the impacts of such concerts on the surrounding community, including Wilmette residential neighborhoods, and that a full menu of sound, traffic, and parking mitigation strategies be identified by an independent third-party consultant and be required to be implemented as part of any zoning approval.

ADOPTED on **August 8, 2023**, pursuant to the following roll call vote:

AYES: **Trustees Dodd, Sheperd, Smith, Leonard, Gjaja, Kennedy and President Plunkett.**

NAYS: **None.**

ABSTAIN: **None.**

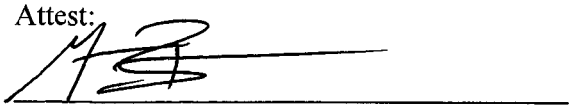
ABSENT: **None.**

Village Clerk

Approved on **August 8, 2023**

Village President

Attest:



Village Clerk

ARUP

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Chicago, IL 60601
USA

t +1 312 849 5610

arup.com

By email
August 11, 2023

Steven Harper, Esq.
640 Gregory Avenue
Wilmette, IL 60091
harperste@gmail.com

Our ref 296698-00
File ref L01

Dear Steven

Ryan Field Redevelopment at Northwestern University

Review of WJHW Environmental Assessment Documentation

As requested, Arup has conducted an acoustic review of the WJHW Environmental Assessment documentation for the Ryan Field redevelopment project that is publicly available on the City of Evanston's website. The enclosed memorandum provides comments on the information presented within their documentation and results of ambient noise measurements in neighboring residential communities of Wilmette and Evanston conducted by Arup.

Please let me know if you have any questions regarding our summary and findings.

Best



Ryan Biziorek
Associate Principal | Acoustics, Audiovisual

Enc M01 - Review of WJHW Environmental Assessment
cc Geoffrey Sparks, Todd Brooks (Arup)

ARUP

Memorandum

To	Steven Harper, Esq.
Date	August 11, 2023
Copies	
Reference number	296698-00
From	Ryan Biziorek
File reference	M01
Subject	Ryan Field Redevelopment at Northwestern University – Review of WJHW Environmental Assessment Documentation

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1. Executive Summary

Arup was requested by Mr. Steven Harper, Esq. to undertake a review of the Wrightson, Johnson, Haddon & Williams, Inc. (WJHW) reports related to the Northwestern University Ryan Field project. Our review included the following documents which are publicly available at the City of Evanston's website under Community Development Proposed Planned Developments:

- "Northwestern University Ryan Field / Environmental Assessment Review and Summary" (two revisions dated April 20 and June 27, 2023).

This memo provides comments and questions on the documents provided to Arup for our review. No additional analysis of the information presented in the WJHW reports was conducted.

1.1 Summary of content provided in WJHW documents

- The WJHW letters provide results and commentary on ambient sound surveys conducted by Henderson during both gameday and non-gameday weekends from Fall of 2022.
- The WJHW letters present results from a 3D acoustic / electroacoustic model of concert sound propagation analyzed by Henderson Engineers to the nearest surrounding areas of Evanston and Wilmette.
- The WJHW letters include general discussion of possible mitigation options in terms of stadium design elements and operational controls of concerts including limiting sound levels and scheduling of concerts.

1.2 Summary of gaps in WJHW documents

- WJHW compares various measured ambient sound metrics to predicted concert sound levels. These comparisons do not provide a clear or comprehensive assessment of noise impact on the surrounding communities for the following reasons:

- General description of sound mitigation strategies could help limit noise impact to the community; however, they need to be developed in detail and assessed (in terms of both feasibility and effectiveness). No definitive design solutions or proposed operational limits or criteria are proposed. [See Section 4.2.1, Item 14 and Section 4.2.2, Item 21]
- There is a limited representation of the community through the measured and modeled sound levels. Comparisons are made against only three long-term measurement locations in Evanston, and no locations in Wilmette or potentially impacted areas farther from the Ryan Field site. [See Section 3.1, Items 1-4]
- Short-term gameday measurements at additional receptors (9 locations in Evanston, 1 in Wilmette) were conducted for between 30-seconds and 2-minutes each. Gameday activities occurring during these short intervals are not documented (e.g. sound generated by crowd activities or public address announcements), so it is not clear if this measurement period was long enough to accurately represent gameday activity sound. [See Section 3.1, Items 5-6]
- 3D acoustic / electroacoustic computer modeling of concerts does not include pertinent information including assumptions on the sound system including the number of loudspeaker clusters, music genre which can vary in frequency spectra, and parameters of the modeling inputs including applicable standards if meteorological affects have been considered. [See Section 4.2.1, Item 13]
- Other than commentary that gameday and concert sound would be audible, there is no other assessment of noise impact provided beyond general ambient sound level comparisons. Impact on the community in terms of annoyance, or other adverse health effects of noise should be considered[1]. [See Section 4.2.2, Item 21]
- Ambient sound level comparisons are based on broadband dBA levels only. The frequency spectrum of amplified music concerts is significantly different than other ambient sound sources and typically include substantial low-frequency sound energy (125Hz and below) which can be particularly disturbing to the community. Comparisons of predicted music levels with ambient sound should include a more detailed frequency analysis, at a minimum comparing low-frequency sound levels. [See Section 4.2.2, Items 15, 16, & 21]
- There is no description of planned scheduling and timing of noise-producing concert activities including event setup, soundchecks, the concert event, and teardown. [See Section 4.2.2, Item 22]

[1] Birgitta Berglund, Thomas Lindvall, and Dietrich H. Schwela, “Guidelines for Community Noise” (World Health Organization, 1999).

1.3 Community noise levels

A key gap in the WJHW documents is the representation of ambient sound levels in the surrounding communities.

Arup conducted ambient sound measurements in Wilmette on August 3, 2023 during evening hours (approx. 6:30-10:20 pm) to define ambient sound levels in Wilmette and to gather more detailed data relevant to noise impact on the community, including statistical variation on sound levels and frequency content.

Summary of Observations and Results

- Arup observed that ambient sound levels at each location were mostly continuous, with some intermittent road traffic. This means that for the majority of the time, residents perceive a lower ambient sound level than is represented by a time-average metric like L_{eq} used as the basis in WJHW letters. This may be quantified by statistical percentile sound levels[2,3,4,5].

- Given the concert music sound would be relatively continuous during each set piece, evaluation of concert sound levels within the Wilmette community would be better gauged by comparing the ambient sound levels using a statistical percentile level (e.g. L_{90} – the sound levels exceeded for 90% of the measurement interval) rather than the time-averaged L_{eq} sound level used in the WJHW letters. [See Section 4.2.1]

- From our sound survey of Wilmette locations, L_{90} ranged from 38-40dBA. The time-averaged sound levels (L_{Aeq}) ranged from 46-52dBA which is generally lower than the range quoted in the WJHW letter conclusions ("50-65 dBA" from page 8, paragraph 4). [See Table 1]

- Based on our observations, we recommend that L_{90} levels are utilized as the baseline for community ambient sound levels within the residential areas in Wilmette.

[2] ASTM C634-13, "Terminology Relating to Building and Environmental Acoustics" (ASTM International, 2013), https://doi.org/10.1520/C0634-13.

[3] ASTM E1686-16, *Standard Guide for Applying Environmental Noise Measurement Methods and Criteria* (American Society for Testing of Materials Standards, 2000).

[4] ASA/ANSI S12.9-2013/Part 1 (R2023), "Quantities And Procedures For Description And Measurement Of Environmental Sound, Part 1: Basic Quantities And Definitions" (American National Standards Institute, 2023).

[5] ISO 1996-1:2016, "Acoustics — Description, Measurement and Assessment of Environmental Noise — Part 1: Basic Quantities and Assessment Procedures" (International Organization for Standardization, 2016).

- The WJHW letters do not reference any local or regional noise codes or ordinances. Noise ordinances exist for Wilmette[6], Evanston[7], and the State of Illinois[8]. Furthermore, the WJHW letters do not propose any criteria to quantitatively assess noise impact. [see Appendix A]

A summary table comparing predicted concert sound levels (according to the WJHW letters) against ambient sound levels surveyed by Arup is presented in Table 1.

[6] "Code of Ordinances Wilmette, IL," Appendix A, Article 30-13 § 30-13.7 - Environmental performance standards, , (a) Noise (1993).

[7] "Code of Ordinances Evanston, IL," Title 9, Chapter 5 § 9-5-20. - NOISES PROHIBITED (2021).

[8] "Illinois Administrative Code," Title 35 § 901.102 - Sound Emitted to Class A Land (2018).

Table 1: Comparison of predicted concert sound with surveyed ambient sound at Wilmette locations

Location	Sound Level Measured[9]		Wilmette noise ordinance[10]	Illinois State noise limits[11]	Henderson predicted concert sound level ("with Additional Sound Mitigation" scenario)[12]	Noise codes exceeded? (Y/N)	Ambient sound levels exceeded? (Y/N)
	L_{90}	L_{eq}					
640 Gregory Ave	39 dBA 53 dBC	47 dBA 60 dBC	45 dBA	55 dBA 73 dBC	60-65 dBA 75-80 dBC	Y	Y
624 Isabella Ave	40 dBA 53 dBC	52 dBA 65 dBC	45 dBA	55 dBA 73 dBC	60-65 dBA 75-80 dBC	Y	Y
128 5th St	39 dBA 53 dBC	47 dBA 58 dBC	45 dBA	55 dBA 73 dBC	60-65 dBA 75-80 dBC	Y	Y
6th & Maple	38 dBA 52 dBC	46 dBA 59 dBC	45 dBA	55 dBA 73 dBC	60-65 dBA 75-80 dBC	Y	Y

Detailed comments and recommendations on the reviewed reports are presented in the remainder of this memo.

[9] Sound levels from Arup ambient sound survey of Wilmette receivers conducted on the evening of August 3, 2023 (Survey details in Appendix A). Henderson noise measurement results are not referenced in this table, as they did not measure ambient sound in Wilmette.

[10] Code of Ordinances Wilmette, IL nighttime noise limit applicable during likely concert times (7PM-10PM). .

[11] Illinois Administrative Code. dBA and dBC limits derived from tabulated octave band daytime limits applicable during likely concert times (7PM-10PM). Code limits become 10dB more stringent at nighttime (after 10PM).

[12] Henderson's predicted concert noise levels taken from Figures 5 and 6 of WLHW letter dated June 27, 2023. Baseline results in Figure 3 and 4 (without "Additional Sound Mitigation") are 10dBA/10dBC higher at the survey locations.

2. Information received and reviewed

This memo reviews two (2) WJHW letters:

- WJHW letter to Mr. Darren Nielsen, Subject: "Northwestern University Ryan Field \ Environmental Assessment Review and Summary" dated April 20, 2023 (WJHW Letter 1)
- WJHW letter to Mr. Darren Nielsen, Subject: "Northwestern University Ryan Field \ Environmental Assessment Review and Summary" dated June 27, 2023 (WJHW Letter 2)

The text of the two WJHW letters appear nearly identical, with two differences being:

1. The April 20, 2023 letter contains an appendix "Exhibit - Noise Surveys" on Henderson Engineers letterhead. This exhibit is not attached in the June 27, 2023 letter.
2. The June 27, 2023 letter adds graphical results of Henderson's predicted concert sound levels in an alternative frequency weighting (dBC) requested by the City of Evanston.

Additional information was evaluated to inform our review:

- Ryan Field Redevelopment Project Narrative (document ref: EAST\193810123.8)
- Local and State noise codes and ordinances (see Appendix B for reprint of relevant sections)
  - *Illinois* Administrative *Code*, Title 35, Sec. 901.102-Sound Emitted to Class A Land. 2018.
  - *Code of Ordinances Wilmette, IL*, Appendix A, Article 30-13, Sec. 30-13.7-Environmental performance standards, (a) Noise. 1993.
  - *Code of Ordinances Evanston, IL*, Title 9, Chapter 5, Sec. 9-5-20.-NOISES PROHIBITED. 2021.

3. Review of survey and analysis of existing noise conditions

3.1 Henderson survey

Item 1	
Document	WJHW letter 1, Henderson Exhibit, pages 3 and 7
	Henderson Exhibit Tables 1 and 4 include weather conditions during the gameday and non-gameday measurements, based on an internet source. The tabulated "Max Wind Speed" for 5 out of 7 measurements periods is greater than typical 12 mph maximum speed recommended in measurement procedure standards[13,14]. The Henderson exhibit states "Overall, weather had negligible effects on the measurements."
Arup Comment	Provide explanation and additional observations to support the statement that weather conditions had negligible effect on measurements.

3.1.1 Non-gameday ambient sound survey (Evanston neighborhood locations)

Item 2	
Document	WJHW letter 1, Henderson Exhibit, page 6
	Long-term ambient sound survey locations do not include receivers in Wilmette, or generally beyond 3 or 4 blocks from Ryan Field
Arup Comment	Supplementary ambient sound surveys including additional neighborhoods to provide better representation of potentially impacted areas.

Item 3	
Document	WJHW letter 1, Henderson Exhibit, page 7
	The non-gameday weekend measurement results in Table 5 are a duplicate of gameday measurements results in Table 2.
Arup Comment	Clarify which table is gameday or non-gameday noise results. Provide the missing table of information.

[13] ASTM E1014−12, “Guide for Measurement of Outdoor A-Weighted Sound Levels” (ASTM International, 2012), https://doi.org/10.1520/E1014-12.

[14] ASTM E1503-14, “Test Method for Conducting Outdoor Sound Measurements Using a Digital Statistical Sound Analysis System” (ASTM International, 2014), https://doi.org/10.1520/E1503-14.

3.1.2 Gameday sound level survey (long-term and spot-measurements)

Item 4	
Document	WJHW letter 1, Henderson Exhibit, page 2
	Henderson Exhibit: Long-term measurements of gameday sound levels were conducted in/around Ryan Field parking lots only.
Arup Comment	Conduct gameday measurements at neighborhood locations to document typical gameday activity sound (crowd cheers, public address announcements, etc.).

Item 5	
Document	WJHW letter 1, Henderson Exhibit, page 4
	Gameday measurements in neighborhoods were short-duration 30-120s at each location. This measurement duration may be too short to represent gameday activity sound levels.
Arup Comment	Measurements of existing gameday sound in surrounding community should capture range of gameday activity sound (crowd cheers, public address announcements, etc.). Document the gameday activities occurring during measurement intervals. Conduct longer or multiple measurements at each location as required to capture typical range of gameday activity levels.

Item 6	
Document	WJHW letter 1, Henderson Exhibit, pages 4-5
	Only one gameday measurement (30-120 seconds in duration) was conducted in Wilmette. Results for gameday measurements are presented as an aggregate range with no results at individual receptors presented.
Arup Comment	Provide a supplementary gameday activity sound survey which includes additional neighborhoods to provide better representation of impacted areas. Include measurement results for each receiver location.

3.2 WJHW analysis and conclusions on gameday noise impact on neighborhoods

Item 7	
Document	WJHW letters, pages 2-3
	The comparison of gameday vs. non-gameday activity sound in neighborhoods is based on a mix of different receivers and mix of long-term and short term (60-120 second acquisitions) and comparing broad ranges over multiple receivers.
Arup Comment	To quantify community sound levels due to gameday activities and compare to typical ambient (non-gameday) metrics, measurements of similar duration (longer than the 30-120s duration measurements measured by Henderson), time-of-day, and location could provide a more clear and meaningful comparison. Comparisons should be documented at each position rather than presenting overall aggregate range across all receivers.

Item 8	
Document	WJHW letters, page 3
	WJHW compares surveyed gameday activity sound levels with ambient L_{eq} dBA levels. Figures 1 and 2 also show logged LA_{90} levels, though these are not referenced or discussed in WJHW's analysis.
Arup Comment	For neighborhoods with intermittent traffic, measured L_{90} sound levels are a more appropriate representation of the ambient sound conditions. The L_{90} levels should also be compared against gameday activity sound levels when considering noise impact.

4. Review of new stadium sound analysis

4.1 Gameday sound

Item 9	
Document	WJHW letters, pages 3-4
	A description of new stadium design elements is included and is argued that the new build design elements will "be helpful in reducing sound…". There is not sufficient analysis or modeling to demonstrate the gameday sound impact of the new stadium design and the outcomes of each individual and/or combination of elements. There is also no description of the proposed "canopy" with information about the design parameters (e.g. materiality, extent of coverage, etc.).
Arup Comment	Provide additional analysis each of these design elements can offer individually and collectively to clearly illustrate a more quantifiable estimate of outcomes related to sound levels in the surrounding communities. Clarify which of the listed elements (canopy, barriers, absorptive material, etc.) will be included in the stadium design.

Item 10	
Document	WJHW letters, pages 2-3
	Surveyed gameday sound levels are compared with ambient L_{eq} dBA levels. Figures 1 and 2 also show logged L_{90} dBA levels, though these are not referenced or discussed in the narrative.
Arup Comment	For neighborhoods with intermittent traffic, measured L_{90} percentile levels are a more appropriate representation of the ambient sound conditions perceived by residents. The L_{90} levels should also be compared against gameday sound levels when considering noise impact.

Item 11	
Document	WJHW letters, page 3
	A distributed sound system is described as an element that will be included in the design. The benefits cited with regards to community noise are not unreasonable but are not quantified. No clear statement is made about the use of this system for other events (e.g. concerts).
Arup Comment	Provide analysis that illustrates the benefits of the distributed sound system for gameday community noise. Clarify if this distributed sound system will be used for other events. In our experience, a distributed sound system is likely not viable for large concert sound reinforcement.

Item 12	
Document	WJHW letters page 4
	The letter states "We would expect that these design features, combined with lower capacity, will ultimately result in less sound exposure to the residential properties surrounding the stadium compared to the current experience." The argument that lower stadium capacity will not necessarily result in less sound exposure is not correlated with sound level measurements or modeled results. We note that the listed game attendance during the weekend surveyed by Henderson was recorded as 32,123. (https://nusports.com/sports/football/stats/2022/wisconsin/boxscore/19987) which is slightly below the maximum game capacity of the new stadium design of 35,000.
Arup Comment	Statements of sound exposure based on lower stadium capacity design should be made in the context of actual crowd sizes of Ryan Field games in recent years.

4.2 Concert sound

4.2.1 Concert sound analysis by Henderson

Item 13	
Document	WJHW letters, pages 4-7
	Details on input data or methodology for the 3D acoustic / electroacoustic modeled concert sound predictions are not provided. Relevant details include: • Stadium reference design (only 2D plan view shown) • Sound system design and configuration • Frequency spectrum of sound source levels (only overall dBA level at sound mix position is presented). Assumed frequency spectrum has a significant impact on audibility and disturbance in neighborhoods (e.g. whether a reasonable pop/rock, dance/EDM, r&b/hip hop, or other musical genre spectrums are considered) • Modeling standards used (user options within the modeling software). For example, is the 3D acoustic / electroacoustic model based on Cadna's implementation of ISO 9613? Is full 3D sound diffraction implemented? What ground effects are assumed? Does it account for meteorological (atmospheric) effects?
Arup Comment	Provide 3D acoustic / electroacoustic modeling input data and details listed above.

Item 14	
Document	WJHW letter 2, pages 5-7
	Concert sound prediction maps are included for two scenarios: A baseline design and a design "with Additional Sound Mitigation" (figures 3-6). While WJHW's narrative describes various noise mitigation options in general, details of noise mitigation design included in Henderson's "Additional Sound Mitigation" scenario are not presented.
Arup Comment	Provide design details for "mitigated scenario" to clarify what each of these design elements can offer individually and collectively. Clarify which of the listed elements will be included in the stadium design to clearly illustrate a more quantifiable estimate of outcomes related to noise.

Item 15	
Document	WJHW letter 2, pages 5-7
	Concert sound predictions are presented as broadband dBA and dBC results only. No frequency band results, or indication of low-frequency results are provided.
Arup Comment	Consider frequency spectrum of predictions results, especially low-frequency (125Hz and below) impact[15].

[15] ASA/ANSI S12.9-2021/Part 4, "Quantities and Procedures for Description and Measurement of Environmental Sound – Part 4: Noise Assessment and Prediction of Long-Term Community Response" (American National Standards Institute, 2021).

4.2.2 Interpretation of Concert Sound Analysis

Item 16	
Document	WJHW letters, pages 8-10
	The specific nature of concert sound compared to typical or existing ambient sound sources in the environment are not addressed. Amplified concerts typically contain prevalent low-frequency (bass) energy that is often rhythmic. Characterizing concert sound in terms of single broadband dBA sound levels is not sufficient, and sound pressure levels at lower frequencies should be specifically considered[16]. Considerations appropriate for an impact assessment are referenced in environmental noise survey standards[17], and there is precedent in other noise codes, agreements, and guidance documents[18].
Arup Comment	Provide a noise impact study that contains specific consideration of characteristics of concert music sounds compared to other existing ambient sound in the community.

Item 17	
Document	WJHW letters, pages 5-6
	An argument is made for the shielding effect of Northwestern University buildings to the North as partial justification of North-facing orientation of sound system. However, building shielding appears to benefit a small percentage of Wilmette residential land area as demonstrated in Henderson's 3D acoustic / electroacoustic modeling output.
Arup Comment	Provide further clarification on the level of benefit shielding is providing for community noise from concert events.

[16] ASA/ANSI S12.9-2021/Part 4, sec. Annex D: Sounds with strong low-frequency content.

[17] ASTM E1686-16, *Standard Guide for Applying Environmental Noise Measurement Methods and Criteria*, section 10.5.1.4.

[18] The Noise Council, *Code of Practice on Environmental Noise Control at Concerts* (London: Chadwick House Group Ltd., 1995).

Item 18	
Document	WJHW letters, page 6
	An argument is made that the effects of including structures beyond the Northwestern University property (not included in Henderson's 3D acoustic / electroacoustic model) would result in lower noise levels: "…would limit how far into the residential area sound travels before it reaches ambient levels. The sound levels in the residential community will be lower than at the property line, when factoring in the impact of other structures, distance, directivity, and other factors." There is no analysis or estimate of the difference or at what distance the sound is estimated to be attenuated to ambient (or code required) levels. Buildings also reflect sound and may cause local increases in sound level. Meteorological effects, depending on weather conditions, can result in less attenuation with distance.
Arup Comment	Additional enhancements to the 3D acoustic / electroacoustic model to include residential structures and meteorological conditions should be included to analyze and accurately quantify the predicted sound attenuation with distance.

Item 19	
Document	WJHW letters, pages 4-8)
	There is no description of planned scheduling and timing of sound from concert activities including event setup, soundchecks, the concert event, and teardown.
Arup Comment	Timing of concerts and other sound generating activities associated with concert production should be considered in a noise impact assessment.

Item 20	
Document	WJHW letters, pages 1,3,4,6, & 8
	The focus of the document is the sound impact of residential properties, but does not address other building and land uses in the community.
Arup Comment	A noise impact study should consider all noise-sensitive uses, including but not limited to, residential, worship, healthcare facilities, education (schools), and outdoor parks and recreation spaces that would potentially be impacted.

Item 21	
Document	WJHW letters, page 1
	The introduction states that the memo "includes comments on the potential impact of sport and concert activities at the stadium on the surrounding communities". The WJHW letter does not make clear statements on noise impact to the community. General statements concerning the audibility of concert and gameday activity sound (that they will be audible) are given. The letter compares limited modeled and measured broadband sound pressure levels without reference to local or regional noise codes, and without interpretation of impact on the community these sound levels may have. The geographical extents of the area studied (measured and modeled) are limited and do not address all neighborhoods that may be impacted.
Arup Comment	A noise impact assessment has not been provided and is recommended[19].

Item 22	
Document	WJHW letters, pages 9-10
	Recommendations for concert sound mitigation include limiting sound levels by implementing sound level limits, noise level monitoring, and limiting hours of concerts. No specific limits are proposed or details of concert event management approaches for activities such as soundcheck, event start, curfew times, and teardown.
Arup Comment	The concert sound mitigation strategies should be developed in more detail and assessed in terms of both feasibility and effectiveness including event management approaches.

[19] Camilla Adelle and Sabine Weiland, "Policy Assessment: The State of the Art," *Impact Assessment and Project Appraisal* 30, no. 1 (March 1, 2012): 25–33, https://doi.org/10.1080/14615517.2012.663256.

Appendix A: Noise codes and ordinances

Illinois Administrative Code, Title 35: Environmental Protection

Note that "daytime" is defined from 07:00PM to 10:00PM in the state code (section 900.101 definitions). Bold emphasis is added to the daytime sound pressure limits for "Class B Land", applicable to sports/entertainment noise source.

SUBTITLE H: NOISE

CHAPTER I: POLLUTION CONTROL BOARD

PART 901

SOUND EMISSION STANDARDS AND LIMITATIONS FOR PROPERTY LINE-NOISE-SOURCES

Section 901.102 Sound Emitted to Class A Land

a) Except as elsewhere provided in this Part, a person must not cause or allow the emission of sound during daytime hours from any property-line noise source located on any Class A, B or C land to any receiving Class A land that exceeds any allowable octave band sound pressure level specified in the following table, when measured at any point within the receiving Class A land. Sound pressure levels must be measured at least 25 feet from the property-line noise source.

Octave Band Center Frequency (Hz)	*Class C Land*	***Class B Land***	*Class A Land*
31.5	*75*	***72***	*72*
63	*74*	***71***	*71*
125	*69*	***65***	*65*
250	*64*	***57***	*57*
500	*58*	***51***	*51*
1000	*52*	***45***	*45*
2000	*47*	***39***	*39*
4000	*43*	***34***	*34*
8000	*40*	***32***	*32*

b) Except as provided elsewhere in this Part, person must not cause or allow the emission of sound during nighttime hours from any property-line noise source located on any Class A, B or C land to any receiving Class A land that exceeds any allowable octave band sound pressure level specified in the following table, when measured at any point within the receiving Class A land. Sound pressure levels must be measured at least 25 feet from the property-line noise source.

Octave Band Center Frequency (Hz)	*Class C Land*	*Class B Land*	*Class A Land*
31.5	*69*	*63*	*63*
63	*67*	*61*	*61*
125	*62*	*55*	*55*
250	*54*	*47*	*47*
500	*47*	*40*	*40*
1000	*41*	*35*	*35*
2000	*36*	*30*	*30*
4000	*32*	*25*	*25*
8000	*32*	*63*	*63*

(Source: Amended at 42 Ill. Reg. 20453, effective November 1, 2018)

Wilmette *Code of Ordinances*, Appendix A, Article 30-13, Sec. 30-13.7-Environmental performance standards, (a) Noise. 1993

All uses and activities must comply with the environmental performance standards established in this section unless any federal, state, county or local law, ordinance or regulation establishes a more restrictive standard, in which case, the more restrictive standard applies.

(a) Noise.

(1) No activity may generate a level of sound on another property greater than that allowed under the Noise Regulations of the State of Illinois, adopted by the State Pollution Control Board pursuant to the Environmental Protection Act, as amended.

(2) No activity may generate a level of sound on another property that violates any applicable provision of Chapter 16 (Nuisances) of the Village Code.

(3) No activity, other than those specified in Paragraph (4) below, may be conducted in such a manner that it generates a level of sound on another property which is greater than the A-weighted sound level set forth in Table 13-3: A-Weighted Sound Limits.

VILLAGE OF WILMETTE, ILLINOIS *TABLE 13-3: A-WEIGHTED SOUND LIMITS*		
DISTRICT CLASSIFICATION OF RECEIVING PROPERTY	*TIME OF DAY*	*MAXIMUM A-WEIGHTED SOUND LEVEL*
RESIDENTIAL DISTRICTS	*7:00 a.m. to 7:00 p.m.* *7:00 p.m. to 7:00 a.m.*	*50 dB(A)* *45 dB(A)*
NON-RESIDENTIAL DISTRICTS	*7:00 a.m. to 7:00 p.m.* *7:00 p.m. to 7:00 a.m.*	*60 dB(A)* *55 dB(A)*

Evanston, IL Code of Ordinances, Title 9, Chapter 5, Sec. 9-5-20.-NOISES PROHIBITED. 2021

9-5-20. - NOISES PROHIBITED.

It shall be unlawful for any person within the City to make, continue, or permit any loud, unnecessary or unusual noise which annoys a reasonable person of ordinary sensibilities, disturbs, injures or endangers the comfort, health, peace or safety of others within the limits of the City. Noise in violation of this Section is a public nuisance.

…

(F) Loudspeakers, Amplifiers, Paging Systems:

…

2. Location Within One Hundred Fifty Feet of Residentially Zoned Property: The operating of, or permitting to be operated, any receiving set, phonograph, loudspeaker, sound amplifier, paging system or other machine or device for the production or reproduction of sounds in such a manner that distinct and loudly audible noises are emitted upon or proximate to a public way, which public way is within one hundred fifty (150) feet of property used for residential purposes.

3. Restrictions Upon Hours of Permitted Use: No machine or device specified in Subsection (F)1. or (F)2. of this Section shall be operated between the hours of 10:00 p.m. and 7:00 a.m. from Sunday evening through Friday morning, and between 11:00 p.m. and 7:00 a.m. from Friday evening through Sunday morning and on those evenings preceding national holidays and legal school holidays enumerated in 105 ILCS 5/24-2, in such a manner as to be plainly audible at a distance of fifty (50) feet from the location of such set, instrument or device.

(G) Radios, Phonographs:

1. Time and Use Restrictions: The playing, using, operating or permitting to be played, used or operated, any radio receiving set, musical instrument, phonograph, television receiving set or other machine or device for the producing or reproducing of sound in such a manner as to disturb the peace, quiet and comfort of the neighboring inhabitants or with louder volume than is necessary for the convenient hearing of the persons who are in the room, chamber, vehicle or outdoor area within the City limits in which or where such machine or device is played, used or operated and who are voluntary listeners thereto. The operation of any such set, instrument, phonograph, machine or device between the hours of 10:00 p.m. and 7:00 a.m. from Sunday evening through Friday morning, and between 11:00 p.m. and 7:00 a.m. from Friday evening through Sunday morning and on those evenings preceding national holidays and legal school holidays enumerated in 105 ILCS 5/24-2 in such a manner as to be plainly

audible at a distance of fifty (50) feet from the location of such set, instrument or device, shall be prima facie evidence of a violation of this Section.

2. *Permit Required: Any person, group, association, organization, business or other similar entity desiring to use in an outdoor area any machine or device specified in this Section for producing or reproducing sound must first obtain a permit for said use. Application for such permit shall be made to the office of the City Manager or his/her designee on a form provided by that office. The City Manager or his/her designee shall provide notice to ward aldermen of applications. No permits for any machine or device specified in this Section may be issued for block parties. Violation of this Section shall subject the unauthorized user to a fine of not less than fifty dollars ($50.00) nor more than five hundred dollars ($500.00).*

(H) Schools, Courts, Churches and Hospitals: The creation within the City of any excessive noise in the vicinity of any school, institution of learning, church, court or hospital, while the same is in use, which unreasonably interferes with the workings of such institution, or which disturbs or unduly annoys patients in the hospital, provided conspicuous signs are displayed in the vicinity of any such building indicating that the same is a school, hospital, court or church.

Appendix B: Ambient Sound Survey Details

Arup visited the Wilmette and Evanston neighborhoods nearby the existing Ryan field between August 3rd-6th, 2023. On August 3rd the short term measurements were conducted from 6:30 pm to 10:30 pm to conduct observations and measurements of the existing ambient background noise. The purpose of these measurements was to capture the typical ambient sound throughout the residential neighborhoods and observe the associated typical sources of noise in the environment.

Ambient sound level measurements were conducted in two phases at seven (7) total locations:

- Short term, 15-20 minute duration, spot measurements were taken with Type 1 integrating sound level meters (Brüel & Kjær 2250, Rion NL52) at the property line to the public right of way at the multiple addresses:
  - Wilmette:
    - 640 Gregory Avenue
    - 128 5th Street
    - 624 Isabella Street
    - Street corner of Maple Avenue & 6th Street
  - Evanston:
    - Street corner of Chancellor Street & Eastwood Avenue
    - Street corner of Lincoln Street & Jackson Avenue
- Long term, 64 hour duration, measurements were taken with Type 1 integrating sound level loggers (Convergence Instruments Noise Sentry) at two Wilmette addresses:
  - 640 Gregory Avenue
  - 128 5th Street

Sound level meters (SLMs) and calibration equipment used for the survey meets ANSI S1.4 and ANSI S1.40 standards for Type 1. Equipment cutsheets and calibration certificates are provided in Appendix C.

Methodology

Site measurements were made using the following methodology:

General

- SLMs were calibrated using a sound pressure level calibrator before and after measurements per ASTM International E1014-12: Standard Guide for Measurement of Outdoor A-Weighted Sound Levels.
- Following calibration, windscreens were placed on the SLMs for exterior measurements.
- One-third octave band frequency information was obtained for statistical indices for all measurements except long term logging in which meters did not carry that capability.
- 'Slow' sound weighting was used, unless noted otherwise.
- L_{90} broadband levels are based on sampling the time-weighted signal every 10ms into 0.2 dB wide classes. L_{90} octave band levels are based sampling the time-weighted signal every 100 ms into 1 dB wide classes.
- Weather data (wind speed and direction, relative humidity, temperature, sky conditions) were recorded per ASTM International E1014-12: Standard Guide for Measurement of Outdoor A-Weighted Sound Levels during the evening spot measurements.
- Measurements were made with the microphone capsule mounted at 4ft above the ground for long-term logging measurements and 4'11"ft above the ground for short term spot measurements. A windscreen was used on all SLMs.

Long Term Measurements

- Long term sound level data loggers were placed at 640 Gregory Avenue and 128 5th Street. These meters were clamped to a lattice and garden fence respectively. These locations were chosen to minimize shadowing of building structures, avoid being in direct proximity to AC condensing units, and have some coverage from foliage above due to expected rain events during the measurement period.

Spot Measurements

- Spot noise measurements were made with SLMs positioned away from large, sound-reflecting surfaces so as to maintain a "free field" measurement condition.

Measurement Locations and Set-Up

Measurement locations are presented in the figure below.

Figure 1: Short duration and 64 hour logger measurement locations

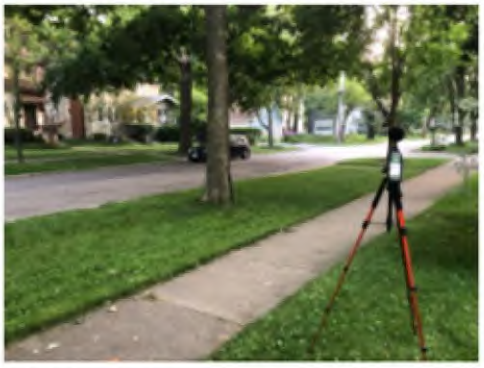


Photographs of the set-up meter locations are shown in the figure below.

Figure 2: Short duration and 64 hour logger measurement locations



640 Gregory Avenue (Wilmette) Short Duration Position (left) and 64 Hour Loggers (right)



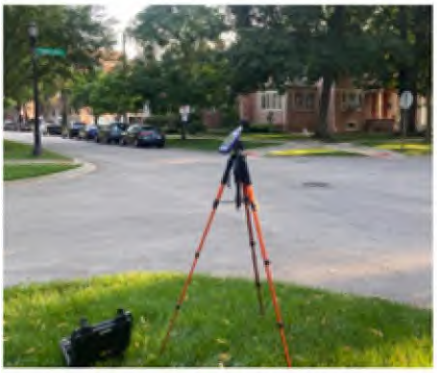
624 Isabella Street (Willmette)



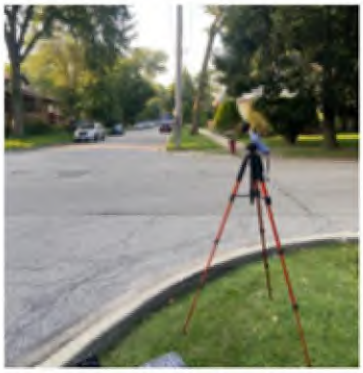
128 5th Street (Wilmette) Short Duration Position (left) and 64 hour loggers (right)



6th Street & Maple Avenue (Wilmette)



Chancellor Street & Eastwood Avenue (Evanston)



Jackson Avenue & Lincoln Street (Evanston)



Chancellor Street & Asbury Avenue (Evanston)

Observations and Results

The following general observations of the typical soundscape were made while conducting the short-duration measurements:

- During a portion early evening hours (7:00pm-8:30pm) seasonal insect noise (cicadas) dominated the noise spectrum. These are a seasonal phenomenon. The levels reported in this document were captured outside of this time window.
  - Insect noise was present during the late evening measurements but at a significantly lower level.
- There is intermittent traffic throughout the neighborhood with car pass-by events noted during each measurement. These were the loudest sources of noise besides the cicadas observed.
- There are airplane overflights from O'Hare that are audible but were not the maximum levels recorded.
- Similarly, Metra trains arriving and departing at the Evanston Central Street station were audible at times with prominent low-frequency energy but only occurred a 1-3 times per hour. The CTA purple line trains were not audible during any of the measurements.
- Remote (far-proximity) sounds such as AC condensers and road traffic sounds were also typical.

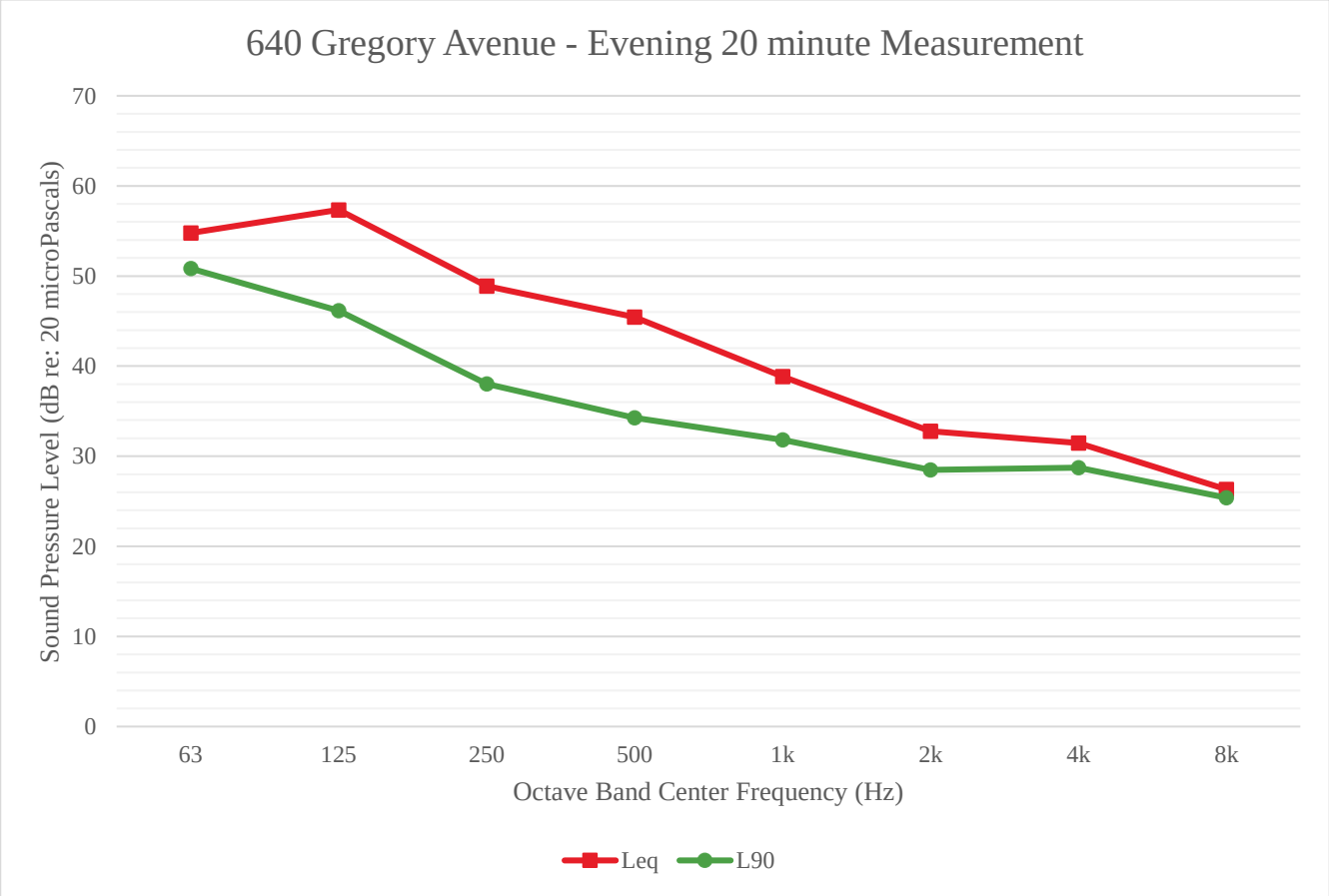
The summary table below lists the measured L_{eq} and L_{90} (short duration measurements only) in both A and C weightings for all measurement locations. Also listed are the meteorological conditions, number of vehicle pass-bys, and typical sources of noise observed during measurements.

Table 2: Summary measurement data table for both Wilmette and Evanston locations

Location	Date / Time / Duration	Sound Level Measured		Temp. (°F)	Wind Speed (mph)	Wind Dir.	%RH	Sky Conditions	# Vehicle Pass By	Typical Sound Sources Observed
		L90	Leq							
#1 640 Gregory (Wilmette)	8/3/23 21:58-22:18 20 min	39 dBA 53 dBC	47 dBA 60 dBC	77	0-4	E-NE	77	Partly Cloudy	1	Insects Airplanes Vehicle Pass-bys Metra Trains
	8/3/23-8/6/23 64 hours	-	54 dBA 60 dBC	70-85	0-16	E-NE	67-85	Partly Cloudy, Some T-storms	-	-
#2 624 Isabella (Wilmette)	8/3/23 20:44-21:04 20 min	40 dBA 53 dBC	52 dBA 65 dBC	77	0-4	E-NE	77	Partly Cloudy	11	Insects Airplanes Vehicle Pass-bys Metra Trains
#3 128 5th St (Wilmette)	8/3/23 21:08-21:28 20 min	39 dBA 53 dBC	47 dBA 58 dBC	77	0-4	E-NE	77	Partly Cloudy	5	Insects Airplanes Vehicle Pass-bys Metra Trains
	8/3/23-8/6/23 64 hours	-	52 dBA 60 dBC	70-85	0-16	ENE	67-85	Partly Cloudy, Some T-storms	-	-
#4 6th & Maple (Wilmette)	8/3/23 21:32-21:52 20 min	38 dBA 52 dBC	46 dBA 59 dBC	77	0-4	E-NE	77	Partly Cloudy	1	Insects Airplanes Vehicle Pass-bys Metra Trains
#5 Eastwood & Chancellor (Evanston)	8/3/23 18:30-18:45 15 min	45 dBA 59 dBC	55 dBA 65 dBC	77	0-4	E-NE	77	Partly Cloudy	8	Insects Airplanes Vehicle Pass-bys Metra Trains
#6 Jackson & Lincoln (Evanston)	8/3/23 18:53-19:09 15 min	45 dBA 59 dBC	63 dBA 72 dBC	77	0-4	E-NE	77	Partly Cloudy	25	Insects Airplanes Vehicle Pass-bys Metra Trains
#7 Chancellor & Asbury (Evanston)	8/3/23 19:23-19:38 15 min	51 dBA 66 dBC	59 dBA 68 dBC	77	0-4	E-NE	77	Partly Cloudy	5	Insects Airplanes Vehicle Pass-bys Metra Trains

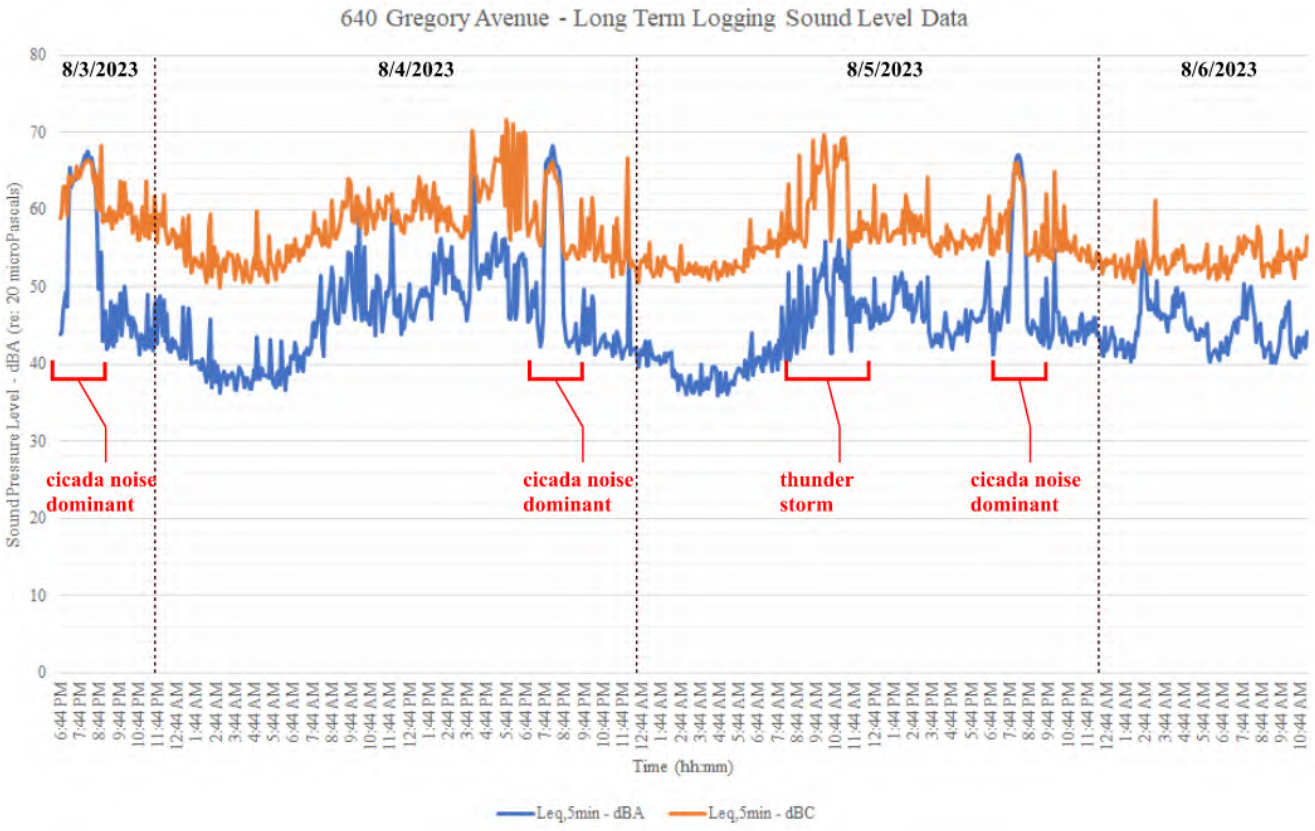
The figure below shows the octave band levels for L_{eq} and L_{90} measured at 640 Gregory Avenue.

Figure 3: Octave Band L_{eq} and L_{90} sound levels measured at 640 Gregory Avenue



The figure below shows the L_{eq} dBA and dBC sound level time history captured with the logger at 640 Gregory Avenue. Noted in the chart are louder periods of noise identified as cicada activity in the evenings, a thunderstorm event that occurred over the weekend. Logged levels at 128 5th street were similar – both long term statistical and energy averages as well as short term events.

Figure 4: Long term noise measurement sound levels logged at 640 Gregory Avenue.



END OF MEMO

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Ryan Field Concerts and development

1 message

Dennis Allen <allen408@sbcglobal.net> Fri, May 26, 2023 at 7:40 PM
To: plunketts@wilmette.com, braimanm@wilmette.com, dbiss@cityofevanston.org, erevelle@cityofevanston.org, mklotz@cityofevanston.org

Gentlepeople:
Please abandon this wrong-headed idea of increasing concert dates and stadium capacities at Ryan Field. Ryan stadium sits on the border of Evanston and Wilmette in the very heart of old, developed residential neighborhoods that cannot handle the increases of crowds, traffic and trucks that such development would bring.
Observation of any Saturday football day would demonstrate the obvious strain any crowd enlargement would put on the surrounding residential areas.
If NU wants to create a concert venue, they need to look at other land parcels that can accommodate the obvious crowd surges that would accompany such. These old, traditional, single-family neighborhoods on both sides of the towns' border are simply not equipped to handle such stress.
Thank you and sincerely,
Dennis Allen
Wilmette homeowner and resident since 1981.
408 Central Avenue
Wilmette, IL 60091
C.847.912.4831

Sent from my iPhone

City of Evanston™

Melissa Klotz <mklotz@cityofevanston.org>

Please oppose zoning changes at Northwestern's stadium

1 message

John Andersen <jandersen@greenleafadvisors.net> Sun, May 14, 2023 at 10:28 AM
To: "mklotz@cityofevanston.org" <mklotz@cityofevanston.org>

Dear Administrator Klotz -

Please oppose zoning changes at Northwestern's stadium. I live in SE Wilmette and previously on Livingston Street in Evanston and do not want our communities to experience the risk of air pollution, noise, traffic, and harm to residents, community services and gatherings.

Sincerely,

John Andersen
227 Greenleaf Avenue
Wilmette, IL

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Maintain Current Zoning Protections

1 message

Elizabeth Andersen <kqbjandersen@gmail.com> Tue, May 16, 2023 at 9:36 AM
To: mklotz@cityofevanston.org, "erevelle@cityofevanston.org" <erevelle@cityofevanston.org>, "dbiss@cityofevanston.org" <dbiss@cityofevanston.org>, "braimanm@wilmette.com" <braimanm@wilmette.com>, plunketts@wilmette.co

Please support a vote to protect the residential neighborhoods, the Evanston hospital, fire station, and nearby schools by opposing changes to zoning for the Northwestern stadium. The sole beneficiary of staging concerts at Ryan Field is Northwestern University, not the city of Evanston, nor the village of Wilmette, not the tax paying residents.
As research indicates, more harm than good would be done to "a most livable city".
Sincerely,
Elizabeth Andersen MA '85 Northwestern

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Ryan field

1 message

Larry Arnowitz <larnowitz@hotmail.com> Fri, Feb 17, 2023 at 10:37 AM
To: "mklotz@cityofevanston.org" <mklotz@cityofevanston.org>

I am not sure if you are the right person to be registering my comments with on Ryan field. If not I would appreciate you passing this on to the correct area, or letting me know where I can register my opinion.

As a resident of the neighborhood, I am strongly opposed to the current proposed plan for Ryan Field.

--The traffic will restrict my use of the neighborhood, restrict or make more dangerous the streets for the many many children and teens that ride their bicycles.

--Parking is already a nightmare on game days, now this will be another 20 or more times per year?

--The noise pollution, litter, and use of city services will be abusive

--Central street is basically shut down by 10 pm, this will change the atmosphere of the neighborhood.

--This will reduce the value of my property as people look at this area as a kid friendly neighborhood with cute stores, not a commercial active zone ala wrigleyville.

--The very wealthy University will profit from this, why do they have a no tax status? Of the top Universities that are in a city, NU gives us less money than most of the other schools. Why are we the suckers.?

--the jobs provided will be temporary for construction and all others just part time—not helping the ecomony of Evanston in any meaningful way.

I suggest:

--A proper, independent strudy needs to be done to prove this.

--Sponsor the concerts at Soldier field, it will have lots of open dates and is made for this.

--Charge NU $1million per event

Thank you,

Larry Arnowitz

2668 Prairie Ave

Evanston

Sent from Mail for Windows

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Feedback on Proposed Ryan Field Zoning Changes

1 message

Jason Bratten <jasonbratten@gmail.com> Thu, Feb 2, 2023 at 3:01 PM
Reply-To: jasonbratten@gmail.com
To: mklotz@cityofevanston.org

Dear Ms. Klotz,

We're sure you are getting a lot of emails about the proposed updates to Ryan Field, but as neighbors to Ryan Field we wanted to let you know our thoughts.

We have two kids (age 9 and 12) and own a home right next to Ryan Field, our house backs up to the west side of the stadium. Our son can actually see the scoreboard from his bedroom. We rented an apartment in this neighborhood for 6 years before we could afford to buy a home. It truly is a special place, with a great sense of community. We were accustomed to the football games and traffic that came along with it, because it's manageable and only 6 times per year, we even have season tickets. We liked the idea of living next to a collegiate venue and support many NU sporting events, I even walked across a graduation stage in Ryan Field for graduate school.

While we think the idea of a new ADA compliant stadium is great, we are strongly opposed to having any kind of private concerts in either Ryan Field or Welsh-Ryan Arena. This will fundamentally change the fabric of our neighborhood and the city of Evanston. The current zoning rules have protected the neighborhood and helped to maintain a balance between large scale events and family homes.

The promise of "entertainment opportunities" for us and the entire Chicagoland area does not come close to outweighing the detriment these events will have to our community's quality of life. We are not willing to give up our security and basic needs for normalcy for others entertainment (or profit).

You may not live in our ward, but if you talk to anyone in our neighborhood, you will likely hear the same thing. We encourage you to come to the McCollough Park block party this summer (you're always welcome!) and speak to the 100s of people from the neighborhood. Despite all the NU marketing efforts, I doubt you'll find very many people in favor of hosting concerts.

This is not about the number of events. Even if NU is permitted a small number of concerts, we'll be back here year-after-year working to stop this as they request additional changes to zoning to add more events. As busy working parents, we have very limited time and what time we do have we're trying to improve our schools, supporting our teachers and administrators and building a better community. Spending time over and over on this issue with NU, takes us and many other parents away from those important things.

We have been unable to attend a lot of the local meetings to discuss Ryan Field lately - we're usually running to soccer practice, gymnastics, or piano lessons. **We can't imagine raising our children with a major concert venue in our backyard. Even with stadium updates to help with sound, that doesn't help the sound of the people, cars, and loud music in the parking lots that follow such events. All of which will impact families and children living near the stadium**. **All of which will be heard by children in their bedrooms as they try to sleep.** Please, don't help make this a normal part of their childhood and living in our neighborhood.

There is absolutely no reason for NU to host concerts and there is zero benefit for those of us who live in the neighborhood.

Thank you for your time, support, and efforts to improve our shared city. We are always happy to discuss any of these points with you.

Regards,
Jason and Amanda Bratten

City of Evanston™

Melissa Klotz <mklotz@cityofevanston.org>

Ryan Field

1 message

Catherine Brockett <katiebrockett@me.com> Sun, Apr 23, 2023 at 4:18 PM
To: mklotz@cityofevanston.org

Dear Melissa Klotz,

As a Wilmette resident and Ryan Field neighbor, I am concerned about the effect that large concerts at Ryan Field will have on families living near the stadium if Northwestern's proposed zoning change takes effect.

In particular, I am concerned that concert traffic will make roads congested; that roads will be less safe, as many patrons will consume alcohol at these concerts; that the noise, not only of the concerts themselves but of days of setting up and deconstructing large stages, will affect neighbors' quality of life; and that diesel trucks carrying massive loads of stage equipment through Wilmette will cause pollution, noise, and wear and tear on Wilmette roads. Currently, semi-trailer trucks going to Ryan Field for sporting events travel through Wilmette to avoid underpasses along the routes they would take through Evanston, so I expect that trucks for concerts would move through Wilmette as well unless prohibited from doing so. There can be anywhere from 5 to around 25 semi-trailer trucks, weighing up to 80,000 pounds, bringing sound systems, video walls and stages for each concert. This could happen on a weekly basis.

I ask that the Village of Wilmette prohibit ongoing long-term semi-trailer trucks from traveling through Wilmette to get to Ryan Field and notify the City of Evanston of this.

I also ask that you notify the Mayor of Evanston and the City Council that Wilmette officially opposes Northwestern's application for a zoning amendment for Ryan Field.

Thank you,
Catherine Brockett

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

NU Proposal, with gratitude

1 message

Ric Edinberg <ric.edinberg@gmail.com> Wed, Feb 1, 2023 at 10:57 PM
To: Ric Edinberg <ric.edinberg@gmail.com>
Bcc: mklotz@cityofevanston.org

Hi there,

I first want to thank you for your public role in general, there is a lot that goes on in Evanston that makes it a wonderful place to live and I think more often than not you all are trying and most often “get it right.” So thank you, and the city workers for all you do, full stop. I am sure not enough people say that. What you do matters.

For starters I am currently working with Bloomberg Philanthropies bringing innovation capability into cities, so I have been working with about 5-6 cities on various projects over the last few years on civic innovation projects and as a result have a healthy respect and empathy for the inner workings of municipal operations. I am working with a small city in Texas and one in CT at the moment. If you are curious about it, I wonder if Evanston would benefit in some way from the program to bring in innovation, do let me know.

https://www.bloomberg.org/government-innovation/

The reason for my note, and sorry it may be longer than should be, is I need to register my concern regarding the colossus of a stadium being “planned” by NU.

First what I teach in my city projects is human centered design in service of civic innovation. We go out and actually talk to residents impacted by a situation, and turn those insights into interventions. This could be gun violence, illegal dumping, building BIPOC wealth through SMBs, there are many topics. I see none of these methods or approaches happening, which honestly are table stakes for “getting it right.” My old company actually did an impact study years ago about a stadium planned for Guadalajara Mexico *for a developer*. Ironically, I used to teach human centered design at NU, something they celebrate in their engineering and design programs and have many many classes and certification programs with this at its core tenet.

NU may have provided some feasibility studies but I have not seen much in the form of…well anything. They seem to expect magical treatment because …money.

I once lived in Manchester NH, and watched personally the development of the Segue. Weird to watch a machine that should not work buzz along the riverwalk. It had ambitions to sell 5 M units the first few years. It sold 5000 the first 5. Dean Kamen is a

genius, but in that case it was technology led innovation, in this case I would call it real estate led development.

Stating the obvious:
By way of comparison:
- Ravinia holds 13,000 people with its lawn.
- The Out of Space concerts at Canal Shores are ~4,000 give or take
- The Allstate Arena holds 18,500.
- United Center holds 23,500 people.

NU's proposal of 35,000 is on a scale on equal footing with Soldier Field…(which is coincidently seems to have a murky destiny).
You can see where this is going. New 35,000 seat venues that are *planned* today are only constructed in locations that allow for easy mass access, imposing minimal disruption to established neighborhoods, located at the junction of highways, nearby airports, or in sometimes blighted downtown urban areas. All of these areas have infrastructure and parking already in place. Inconvenient!

So…what's the plan? Will Evanston widen the two-lane roads that feed the concerts? Will we raze neighborhoods for parking lots? Build a trolley system? Gondola? a tunnel? A hyper loop? Will we build another hospital to the west side of the stadium because the one that exists becomes completely inaccessible on Saturdays during the summer? I mean what is the real deal here? 35,000 people. Some number less autos, but still what is the plan? How will police be affected? What about emergency vehicle access? Surely this is out of scale with anything in the realm of the feasible from any of the practical matters of public safety, noise and traffic.

Current state
NU's average home football game attendance has been around 30,000 Big Ten fans. These are people who know where they're going and have probably been here many times before. These fans arrive gradually throughout the day, and know what roads to take and where to park to take shuttles that choke our collector streets and make it impossible to traverse the north Evanston area for residents by car for the day. Thousands of locals of all ages enjoy Season Tickets and walk or ride their bikes to the game.

By contrast, the stadium also hosts several graduations in the summer, which offers us a peek into what challenges and pain points will exist with newbie concert-goers. Attendees of these events are often here for the first time and are generally unfamiliar with the area. They arrive all at once via the two-lane Central Street at the time of the event. They try to find parking that does not exist, and its causes mayhem. Every. Summer.

Has NU provided any analysis of these situations as prototypical clues? Have they done any work in the neighborhood to find out the real resident pov? Have they proposed to develop any creative solutions such as hiring the Boring company and

connect Evanston to the highway underground? Have we entertained a 20,000 space parking lot under the stadium, or in other locations? What is the proposed solution other than ram a stadium forward with no intelligence, build a giant cash cow benefiting NU but punishing the city that hosts it?

https://marianamazzucato.com/research/themes/

What is government for?

You see, and here's the thing: Government believes in the false narrative that it exists solely to fix markets and streets when they break. They think they need to react to the loudest and typically wealthiest of residents. They get addicted to one off windfalls that cause decades of bad agreements, or in this case infrastructure assets that harm its context. This narrative is just not true. Many if not all of our major technological advances have come from speculative investments from Gov: the internet (DARPA), GPS (DOD), fracking (Dept of Energy), the vaccines that keep us safe (NIH)..the list goes on.

And here is the crux of the matter: the entities that reap enormous profits from these innovations often pay nothing in terms of royalties or even legitimate taxes on earnings. Sound familiar? Think of our most successful companies today (well of last year): Google, Amazon, Uber, Airbnb…Abbvie, Pfizer etc…have they anything to provide back on the innovations they take advantage of for their massive cash hauls? No, and they have legally found ways to not pay taxes on top of this. In this case NU has a pretty sweet deal. They are actually a real estate concern that provides luxury education as a by-product.

We need to reverse the polarity of this narrative and the deals that are made because of it: how can cities, and gov in general consider the terms of these opportunities in ways that provide returns on their (our) collective investments for the public good? I am sure something will happen on the site. How can we right size it, and how can we enter into things like this as partners not servants? What good we could we do with that revenue if we had it to reinvest in the community, to reach carbon negative, to right the wrongs of the past, to create opportunities for our less served residents to thrive...this project does none of those things. The public deserves better.

In terms of something like a stadium, I hear the buzz about it all about a windfall of several million in taxes. It's a pittance compared to how much they will make each year on concerts and events. And jobs…are they long term high quality jobs? No. They are temporary construction jobs for a few years, and some service jobs. Wee. Come on, we can do better than this.

Zoning Rules:

Evanston's charming streets, trees, walkable business districts, stock of homes... all of this is at least partially due to vigilant, thoughtful Zoning. I just did a gut rehab, and had to go through all the stringent permit and inspection processes, despite probably

costing me tens of thousands extra in rent while the process slowly creaked by. But this is an investment in quality.

These processes allows all of us to invest in our city without worrying that someone with more money and power will render our investments untenable. Zoning is an active process and very slowly moves us toward a more perfect union with each other. Evanston, and specifically its neighborhoods surrounding the stadium, has had nearly 100 years to establish balance with the six or seven Sunday football games at the stadium. NU's zoning change proposal is nothing short of scrapping the Zoning efforts that have kept whatever balance is there for 100 years. Tripling the number of events is ludicrous.

I have not seen a single legitimate study, or compelling reason that Evanston should do this. I am all for intelligent growth, and wise city investments or developments that align with a long term vision. This vanity project does none of those things, will cause harm, and essentially provide us a "tip" for our service. Please do the right thing, let wiser minds prevail and put on the breaks, right size things and negotiate a better deal for us on this insane project.

Once again, I thank you,

Ric Edinberg

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

NU Rebuild: Nervous in the Neighborhood

1 message

Allison Farnum <laughwild78@gmail.com> Fri, Feb 3, 2023 at 12:16 PM
To: mklotz@cityofevanston.org

Dear Zoning Administrator Klotz,

I am writing to express my thoughts about the Ryan stadium rebuild. I am an NU alum- go cats! I have enjoyed the festive football atmosphere, for the most part. Yet I am concerned about the noise levels of concerts every warm weather weekend, with intoxicated people walking, biking and driving in our neighborhood and the potential of how this would impact our lives as a family and as a community that centers around a local park (McCullouch Park).

I also am concerned about every weekend being clogged with people, traffic control patrols, with cars everywhere, with loud sounds. I love that we have Out of Space concerts, and I wonder how that will all flow well together? Will it be a battle of the bands between whatever big name comes to the stadium and Canal Shore's events? And in this battle, no one wins! We all suffer.

Just the other day, parked cars lined Isabella and our street Eastwood Ave, blocking visibility at our intersection of Isabella and Eastwood. Cars honked as others tried to cross on foot or in cars trying to cross Isabella (where there are already crashes at least every 6 weeks). This small basketball game's impact was remarkable. The parking lot was full. How can this ever really work with 10,000 and concerts at the basketball arena or stadium? The stats and capacity just doesn't add up. The feasibility of NU actually getting people to walk/bike/carpool is flimsy, as so much of what they are telling us is. I need a third-party reporting and accounting of how all of this will affect the surrounding neighborhoods and even just a report on where cars will go. I am very concerned about an ugly high rise parking garage ending up in my backyard view. And how is the hospital feeling about all of this?

In our world now, our family has game days on our calendar because we know it means our lives are different that day. Our mobility in the car and on foot is limited. On game days, I have had to go out to the parking lot behind our house to ask one particular gentleman to turn down his music while my young children are having trouble sleeping due to the volume. We know there will be shenanigans, and some of that can be fun. But multiplied by 10 and most likely more, and statistically the dangers are multiplied for pedestrian and vehicular accidents as well as alcohol-fueled bad behavior.

My last concern is that if the city gives NU one inch, they will take a mile. You will regret supporting this amendment and then backtracking will be near impossible. Already, NU keeps widening the door open when the needs we have now around parking in our neighborhoods remain unaddressed.

You have likely heard it all before. I am adding my voice to the chorus as a mother and as a resident of the best neighborhood community I have ever been a part of in all my 44 years.

I love innovation and change. And I also want peace and quiet for my kids and all kids in our neighborhood (heck, I want that for every child on this planet). Ours is a neighborhood where we take care of one another, we meet at the local park and watch each others' children. We put casseroles on porches for the new baby or the grieving family. We volunteer for the PTA. We are not just a group of tawny rich people who are whining as we loll about in our privilege. Well, I am not. These are legitimate concerns about my family's quality of life that have us worried about if we made a good choice after all in moving to Evanston.

I know the world is burning with racial inequity, but we also have an opportunity to not rely on the lie of "trickle down economics" of NU's proposal but instead negotiate for a real cash infusion that can take care of our communities in Evanston that need it most!

Blessings,
Allison Farnum
2747 Eastwood Ave
239-321-9987

--
It is a profitable thing, if one is wise, to seem foolish. ~ Aeschylus

Pronouns: She/hers

City of Evanston™

Melissa Klotz <mklotz@cityofevanston.org>

Maintain current zoning protections

1 message

Lisa Filar <filarlj@gmail.com> Mon, May 15, 2023 at 8:53 PM
To: plunketts@wilmette.com, dbiss@cityofevanston.org, mklotz@cityofevanston.org

I am a resident of Wilmette, living near the corner of 6th and Central Ave, for over 20 years and I strongly urge you to maintain the current zoning for Northwestern/Ryan Field. I believe that allowing more, large events at Ryan Field will significantly alter the nature of our neighborhood all summer long. Already, on NU football game days, cars are parked along 6th street up to Central Ave, and this will only be worse if NU is allowed to host mega concerts possibly impeding normal traffic.

One of the best things about living in WIlmette is ‘how walkable’ the village is - yet no one wants to go for a walk through a concert crowd! Please do not approve this zoning change.

Respectfully, Lisa Filar

Filarlj@gmail.com

Sent from my iPad

City of Evanston™

Melissa Klotz <mklotz@cityofevanston.org>

DENY NU Stadium Proposal

1 message

Lynn Gates <lynn.g8s@gmail.com> Sun, Feb 5, 2023 at 4:40 PM
To: mklotz@cityofevanston.org

Hi Melissa,

I understand you're the best way to weigh in on the stadium proposal. I'm quite concerned that the quality of our beloved neighborhoods will end up on the very short end of this stick. I'm afraid the unintended consequences will mount after it's far too late to do anything about them. Unmanageable traffic and parking shortages will create pressure to widen streets and use property for lots that are unsightly and unused except for the events. And what has been a treasured home to so many and part of the fabric of our lovely town, will be sacrificed to the interests of the university and the businesses that stand to profit from the shows and games that will be hosted.

I understand there was a plan at some point to stress test the concept by running several events now to see how it all goes. In the latest messages from the city, I don't see any mention of that.

This continuance requested (see below) awakens suspicion that the public is being held at bay while activities go on behind the scenes that will make the passage of the proposal a fait accompli and the objections of the people most directly impacted will be ignored.

I'm sure you have a long relationship with Northwestern and this isn't the first contentious proposal you've navigated. Is there any hope for a group of neighbors to withstand the political and financial power of the university?

Thank you for the attention.

Lynn Gates
714 Central St, Evanston, IL 60201
847-370-8447

On Fri, Feb 3, 2023, 4:18 PM Seventh Ward Evanston News <cityofevanston@public.govdelivery.com> wrote:



Friday, February 3, 2023 | View in browser

7th Ward News

4th Special Topic Meeting POSTPONED again

Our fourth Ryan Field “special topic” meeting is now rescheduled for Wednesday, February 15, at 7 p.m. This meeting will focus on the proposal to allow alcohol sales for consumption in the new stadium facility. A representative from Levy Catering will report on the first month of alcohol sales at Welsh-Ryan arena and discuss how alcohol sales will be handled in the stadium.

Join via Zoom
Join via Phone: 312 626 6799
Meeting ID: 922 4600 3918

NU Zoning Text Amendment Hearing “Continued”

The university has submitted its application for a text amendment to the Zoning Ordinance to modify the list of permitted uses in the U2 District and provide for up to 10 total days of “public-facing concerts.”

The text amendment had been scheduled for a public hearing with the Land Use Commission on February 22, but the university has now requested a voluntary continuance on the hearing. The university learned that the commission would prefer to review the text amendment application in conjunction with the planned development application for the stadium facility, rather than consider them separately.

Given this, the university will now proceed to finalize its full planned development application, currently targeted for early-to-mid March. Once City staff has had time to review that application, both applications will be placed on the Land Use Commission agenda.

Meanwhile, the text amendment application materials are available on the City's Large-Scale Developments webpage and include the text amendment application, the proposed text amendment, the Tripp Umbach economic impact study, and the Kimley Horn Concert Transportation Management Plan. The materials are also available for review in the City Clerk's office, Monday to Friday from 9 a.m. to 4 p.m.



Wild and Scenic Film Festival

Now in its 13th year, the ***Wild & Scenic Film Festival*** is presented annually by the Evanston Environmental Association (EEA) and the City of Evanston. A first screening of the films will be in-person at Rotary International. A second screening of the same films will be held in August in James Park. Festival proceeds support the operations and programming of the Evanston Ecology Center, such as classes, camps and scholarships.

When: Friday, March 3. Doors at 6:30 p.m. Show starts at 7 p.m.
Where: Rotary International, 1560 Sherman Ave.

Buy your tickets today!





NU Basketball Home Game Schedule

Men's Basketball:

Sun., Feb 12	1 p.m.	Purdue
Wed., Feb. 15	8 p.m.	Indiana
Sun., Feb. 19	5:30 p.m.	Iowa

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This email was sent to lynn.g8s@gmail.com using GovDelivery Communications Cloud on behalf of: City of Evanston, Illinois · 2100 Ridge Avenue · Evanston, IL 60201 · 1-847-448-4311

GOVDELIVERY

--
Lynn
847-370-8447

City of Evanston™

Melissa Klotz <mklotz@cityofevanston.org>

Concerts at the New Ryan Field

1 message

Chris Girgenti <cegirgenti27@gmail.com> Tue, May 16, 2023 at 3:42 PM
To: "mklotz@cityofevanston.org" <mklotz@cityofevanston.org>, dbiss@cityofevanston.org, erevelle@cityofevanston.org

I am a southern Wilmette resident that often sees Northwestern football parking and traffic on my block. While I moved there knowing this, I am not in favor of adding additional parking and traffic due to concerts at the new Ryan Field. Please do not support the University's interests in holding such events.
Sincerely,
Chris Girgenti
Woodbine, Wilmette

City of Evanston™

Melissa Klotz <mklotz@cityofevanston.org>

Concerts at Ryan Field

1 message

Retta Glavin <rettaglavin@gmail.com> Sun, May 14, 2023 at 2:29 PM
To: mklotz@cityofevanston.org

Administrator Klotz,
Concerts at Ryan Field will cause environmental noise and increase traffic which will completely disrupt the family life people move to Wilmette and Evanston to enjoy. Oppose Northwestern's zoning change.
Retta Glavin
707 Lake Avenue

Sent from my iPhone

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Northwestern's Attempt to Change our Zoning with a Bogus Economic Impact "Study"

1 message

Timothy Guimond <trguimond@gmail.com> Mon, Feb 6, 2023 at 2:36 PM
To: "mklotz@cityofevanston.org" <mklotz@cityofevanston.org>
Cc: "dbiss@cityofevanston.org" <dbiss@cityofevanston.org>, "kharris@cityofevanston.org" <kharris@cityofevanston.org>, mwynne@cityofevanston.org, "jnieuwsma@cityofevanston.org" <jnieuwsma@cityofevanston.org>, "bburns@cityofevanston.org" <bburns@cityofevanston.org>, tsuffredin@cityofevanston.org, Eleanor Revelle <erevelle@cityofevanston.org>, "dreid@cityofevanston.org" <dreid@cityofevanston.org>, "jgeracaris@cityofevanston.org" <jgeracaris@cityofevanston.org>, Paul Zalmezak <pzalmezak@cityofevanston.org>, David DeCarlo <ddecarlo@mostlivablecity.org>, Laurie McFarlane <lmcfarlane2720@comcast.net>

Melissa,

I would like to submit the following comments into the public record regarding Northwestern University's attempt to change the city's Zoning Code so they can stage commercial and other mega-events in the U2 district.

My name is Timothy Guimond. I've lived in Evanston for over 40 years. I'm a retired economist, working as a researcher and consultant for 37 years. During that time I performed many economic impact studies.

Northwestern has claimed huge economic benefits to Evanston from rebuilding Ryan Stadium and staging multiple non-collegiate mega-events there. As a world class academic institution, one would think their claims would have greater legitimacy. Unfortunately, the "studies" on which they base their claims are at best marketing hype, at worst an outright scam.

Northwestern put forth a "study" by Tripp Umbach, which in turn relies on a "study" by CSL. Despite this being a highly public issue, Northwestern claims the CSL "study" is proprietary. Both of these "studies" rely on data, assumptions and methodologies which Northwestern has kept secret. What are they hiding?

As a former economist, and as someone who has studied the sports economics literature and spoken to leading economists in the field, I can outline many reasons why Northwestern would like to keep their data, assumptions and methods secret.

1. They used multipliers, and they probably used them incorrectly (we don't know unless they release -- or are forced to release -- their "studies"). Economist W.J. Hunter argued that "multipliers overstate the economic benefits of private business," particularly sports stadiums. (Cited in Crompton, J. of Sports Management, 1995.) The method bears little relation to reality, for several reasons. For example, Northwestern probably used gross spending rather than net spending, which inflates their numbers. They used multipliers between 1.8 and 2.0, which would further inflate their rosy numbers when applied to a relatively tiny city (Evanston) within a very large county and metro area. According to Baade & Dye, it's well-established "that the smaller the city, the smaller the portion of respending that stays inside the area." (Baade & Dye, Economic Development Quarterly, 1988.) Moreover, since the only major beneficiary of this zoning amendment is Northwestern, they would have to spend much of their windfall in Evanston for these multipliers to make sense. Why doesn't Northwestern release their full "studies"?

2. Northwestern probably completely ignored the well-known substitution effect, which would significantly weaken any positive economic impact. A large portion of "new" spending on mega-events simply replaces or substitutes for spending that would have occurred otherwise. Economists Mark Rosentraub and David Swindell at Indiana University estimate "at least 72.6% of the recreational spending by fans to attend baseball games would be simple redistribution of dollars." (Rosentraub & Swindell, Economic Development Quarterly, 1991.) This same substitution effect would apply to concerts or other events.

3. I'm confident Northwestern also completely ignored the economic costs associated with congestion and crowding out of other activities. With parking scarce and traffic congested, other businesses suffer and the city receives correspondingly lower tax revenue. This is why so many businesses (over 50) signed petitions and testified against previous attempts by Northwestern to stage commercial events.

4. Property values will likely go down near the stadium. In 1996, when Northwestern wanted to stage pro tennis tournaments, IMG commissioned a study which found that homes near the stadium were worth 13% less than comparable properties elsewhere in Evanston. Another study by economists at West Virginia University found that removal of a stadium caused property values to rise.

5. As mentioned to me by two leading sports economists, Alan Sanderson at University of Chicago and Robert Baade at Lake Forest College, Northwestern's new stadium would face stiff competition with many other venues for concert talent. This competition could mitigate any positive economic benefits claimed by the university.

Northwestern claims that tax revenue to the city will increase $3.4 million per year due to mega-events at the new stadium. But this number likely does not include any recognition of the substitution, congestion and other negative effects cited above. Professor Baade published a study which looked at the taxable sales in a city before and after introduction of professional sports. He and his coauthors found that "New stadiums, arenas and franchises, as well as mega-events, appear to be **as likely to reduce taxable sales as increase them.** (Baade, Baumann & Matheson, Southern Economic Journal, 2008.) Does Evanston really want to roll the dice without looking into Northwestern's claims or independently studying them.

Matheson wrote elsewhere: "While sports boosters routinely claim large benefits from hosting mega-events, the overwhelming majority of independent academic studies of these events have shown that their economic impact appears to be limited. . . . The most important piece of advice that a local government can take regarding mega-events, however, is to **view with caution any economic impact estimates provided by entities with an incentive to provide inflated benefit figures**." (Matheson in "The Business of Sports", 2008.)

Thanks for your consideration of these cautionary comments.

Timothy Guimond
2750 Broadway Ave.

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Northwestern Concert plans

1 message

Tricia Gutekanst <pmg2116@gmail.com> Tue, Ma
To: "lstowe@cityofevanston.org" <lstowe@cityofevanston.org>
Bcc: mklotz@cityofevanston.org

My husband and I lived in Evanston for 7 years prior to moving to Wilmette. While residents of Evanston (which we loved) we were subjected to enduring NUMEROUS that arose concerning Northwestern University's ENDLESS building plans and renovations and this impact on the community and on the beautiful landscape that once adc the shores of Lake Michigan. We left Evanston due to the continued increase to our taxes over the years discovering that Wilmette, one town over, was a less expensive vil in which to raise our four daughters.

And now, here we are again, facing yet one more Northwestern desire at the expense of residents - a ridiculous zoning ordinance allowing Concerts in our backyards!!!! C on already! As a Wilmette resident I am concerned and angered about the effect that large concerts at Ryan Field will have on families and residents living near the stadiu should Northwestern's proposed zoning change take effect.

Specifically, I am concerned about:

the concert venue size and ensuing traffic that will occur;

Noise levels;

Parking availability likely resulting in parking on WILMETTE Streets;

Traffic activity related to the concert venue set up and take down;

Wear and tear of WILMETTE Streets caused by increased traffic and semi-trailer trucks;

and finally, the continued expansion of the university's presence into my backyard. Keep the school's activities on the lakefront that they have been so successful in taking

Please, ENOUGH of Northwestern infringing on resident's rights, taxes and comfort. STOP already! I have asked that the Village of Wilmette stand firm against supportin Variance and to prohibit ANY activity or obstruction to the roads and neighborhoods in Wilmette. Please consider Wilmette in this process.

Respectfully,
Tricia Gutekanst
Central Ave resident
Pmg2116@gmail.com

T Reply Forward

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Constituent needs Help defending Zoning

1 message

Michael Hauser <hauserarch@gmail.com> Mon, Jan 30, 2023 at 4:58 AM
To: Michael Griffith <mgriffith@cityofevanston.org>, "Klotz, Melissa" <mklotz@cityofevanston.org>, Cade Sterling <csterling@cityofevanston.org>

Dear Zoning Team,

Help! My neighbor wants to ***CHANGE HIS ZONING*** to allow for huge parties. He has a couple of parking spots, but tells me I can charge his guests to park on my lawn if I want a cut.

Northwestern's proposed changes to the zoning that keeps the Football stadium in BALANCE with its community is well beyond irresponsible, and detracts from a potentially great College Football Stadium that we've all worked so hard to keep in BALANCE with the neighborhoods.

If you're listening to neighbors on this issue, ***PLEASE DENY THIS REQUEST ONCE AND FOR ALL.*** We all have lives to go back to.

Mike Hauser
1715 Chancellor Street
Evanston, Illinois

Mike Hauser
hauserarch.com

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

NU No Zoning Change

1 message

Michael Hauser <hauserarch@gmail.com> Mon, Jan 30, 2023 at 11:46 AM
To: Melissa Klotz <mklotz@cityofevanston.org>
Cc: Michael Griffith <mgriffith@cityofevanston.org>, Cade Sterling <csterling@cityofevanston.org>

Thanks Melissa,
Would you please pass this email along too?
Thanks, Mike

I live in the McCulloch Park neighborhood, immediately west of the stadium. I am pro-stadium rebuild, and anti-venue/zoning changes. I believe NU has every reasonable right to do what it wants with the property *except* change the Zoning so that it can hold concert events.

Seriously?
The scheme to rework zoning for concert venues is myopic and unrealistic. New 35,000 seat concert venues that go up today are constructed in locations that allow for easy access and impose minimal disruption to established neighborhoods. They are located at the junction of highways, by airports, or in blighted downtown urban areas. These areas have infrastructure that is already in place and parking to spare. Will we widen the two-lane roads that feed the concerts? Will we raze neighborhoods for parking lots? Is this Detroit?! Will we build a new hospital on the west side of the stadium because the one that exists is inaccessible on Saturdays during the summer?

NU's proposed zoning change is a careless afterthought that has created some very intense bad energy in Evanston. It sours the enthusiasm I had for a new stadium and has embittered me.

Proposed Zoning Changes:
Evanston is a unique place to which many of us return to raise our families after growing up here. We like the roads, the trees, the business districts, and the stock of homes. All of this is at least partially due to vigilant, thoughtful Zoning, which allows all of us to invest in something without worry that someone with more money and power will render our investments untenable. Zoning takes time to perfect, but eventually - through debate, research, precedent, and paperwork, we inch toward balance. Evanston, and specifically its neighborhoods surrounding the stadium, has had nearly 100 years to establish balance with the six or seven Sunday football games at the stadium.

Changing the zoning and allowable venues and the stadium is nothing short of scrapping the Zoning efforts that have kept balance in this area for 100 years. Tripling the number of events is ludicrous. This is a crystal clear statement that entities with this level of power and money truly believe that their profits far outweigh zoning, and the lives of the thousands of families that live in the area.

Attendee Intelligence:
NU's average home football game attendance has been around 30,000 Big Ten fans who know where they're going and have probably been here many times before. These fans arrive gradually throughout the day, and know what roads to take and where to park.This is not to say that NU football games have zero impact on the lives of the stadium's neighbors. But we see the day coming on the calendar and know that we can't get to our house after the game for an hour. We know that grocery store visits, birthdays, and plans in general have to work around the games. And we move our garbage cans into the alley to slow down desperate parker traffic. In my experience, these fans generally know the limits of the city's alcohol tolerance and (again- in my experience) are discreet and respectful. Thousands of locals of all ages enjoy Season Tickets and walk or ride their bikes to the game. My kids make cookies and lemonade and sell them on the sidewalk. We flip the game on when we hear the Wildcat roar. We like this balance.

By contrast, the stadium also hosts several graduations in the summer, which I believe offer us a peek into what challenges await with concert-goers. Attendees of these events are often here for the first time and are generally unfamiliar with the area. In my experience, they arrive all at once via the two-lane Central Street at the time of the event. They have been told about the stadium parking, and they all head to the same full parking lot. And when the event starts in five minutes and they're still at a standstill on the other side of Green Bay Road, they become desperate - driving fast, driving the wrong way, and parking in front of fire hydrants, alleys and driveways. I do NOT see this mayhem on game days due to attendee intelligence.

35,000

This number is staggering. Ravinia with its lawn holds 13,000 people. The Out of Space concerts are - 5,000? The Allstate Arena holds 18,500. Even the United Center holds only 23,500. Can you imagine the United Center on Central Street without laughing out loud?

Neighbor Exhaustion
Can we be done with this? In my 18 years in this neighborhood, it's been a part time job playing defense against a billionaire whose hired guns get paid to wear down their opposition. This is not a mansion on the lake in need of restoration. This is insanity. I'm trying to raise children and enjoy life over here, I did nothing to create this problem, and I'm furious. My McCulloch Park neighborhood is unique in its solidarity and stability due to some rare and amazing people who go the extra mile, over and over again, for their community. Please support them by voting against the zoning changes, and by speaking to your fellow city leaders about this.

Thank you,
Mike Hauser
1715 Chancellor Street
Evanston, USA

Mike Hauser
hauserarch.com

On Mon, Jan 30, 2023 at 11:02 AM Melissa Klotz <mklotz@cityofevanston.org> wrote:

> Mike,
>
> Thank you for your comments. They will be passed on to the Land Use Commission and City Council for consideration with NU's application.
>
> Thanks,
>
> **Melissa Klotz**
> **Zoning Administrator**
> Morton Civic Center
> City of Evanston
>
> 2100 Ridge Ave. | Evanston, IL 60201 | 847-448-8153 | 224-223-3154
>
> Note: The contents of this electronic mail to/from any recipient hereto, any attachments hereto, and any associated metadata pertaining to this electronic mail, is subject to disclosure under the Illinois Freedom of Information Act, 5 ILCS 140/1 *et. seq.*
>
> On Mon, Jan 30, 2023 at 4:59 AM Michael Hauser <hauserarch@gmail.com> wrote:
>
> > Dear Zoning Team,
> >
> > Help! My neighbor wants to ***CHANGE HIS ZONING*** to allow for huge parties. He has a couple of parking spots, but tells me I can charge his guests to park on my lawn if I want a cut.
> >
> > Northwestern's proposed changes to the zoning that keeps the Football stadium in BALANCE with its community is well beyond irresponsible, and detracts from a potentially great College Football Stadium that we've all worked so hard to keep in BALANCE with the neighborhoods.
> >
> > If you're listening to neighbors on this issue, ***PLEASE DENY THIS REQUEST ONCE AND FOR ALL.*** We all have lives to go back to.
> >
> > Mike Hauser
> > 1715 Chancellor Street
> > Evanston, Illinois
> >
> > *Mike Hauser*
> > *hauserarch.com*

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

NU's Concert Proposal

1 message

Michael Hauser <hauserarch@gmail.com> Mon, May 15, 2023 at 11:48 AM
To: Cade Sterling <csterling@cityofevanston.org>, "Klotz, Melissa" <mklotz@cityofevanston.org>, Michael Griffith <mgriffith@cityofevanston.org>, Carlos Ruiz <cruiz@cityofevanston.org>

Dear Zoning Folks,

Thank you again and again for your time and energy in defending Evanston's neighborhoods from absurd, irresponsible zoning proposals that would negatively affect thousands of Evanston families. I'm speaking, of course, about NU's proposal for a 35,000 person concert venue on our Central Street. This proposal feels wrong because it IS wrong, and enough time, money, and energy has been wasted on making that obvious. During this process, NU has bribed city officials, fabricated its need for concerts, lied about its intentions, and misled the community on key factors, including the proposed stadium's height. This process has been ugly and disappointing.

NU has no hardship, no need, and no practical reason to change its zoning and bring the mess of an annual summer concert series (and however many 10,000 people events) to its small, open bowl stadium in the middle of several residential neighborhoods. This proposal makes no sense to anyone except to those that would financially benefit from afar. For those who have lived next to the stadium for decades, like myself, this proposal is an absolute insult. Please do not let a Winnetka billionaire ruin my neighborhood and yours in order to satisfy his megalomania.

We purchased our homes with a set of rules in place that protect our homes from this exact thing. I have always believed that the purpose of Zoning is to keep the fabric of our communities intact, and when a community need arises to find a way forward. This is not a need, nor is it for the community. Allowing NU to hold these concerts and events would be a clear message that zoning is pay-to-play for the rich and whimsical. It will undermine the trust and the respect homeowners need to have for the process of zoning, and the governing bodies in power. This proposal should not even be on the table.

Thank you for listening.
Mike Hauser ETHS '89
Residential Architect (mostly in Evanston)
1715 Chancellor Street
Evanston, USA

Mike Hauser
hauserarch.com

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Opposition to Northwestern's zoning change

1 message

thereseheyek@aol.com <thereseheyek@aol.com> Thu, May 18, 2023 at 1:27 PM
Reply-To: thereseheyek@aol.com
To: "plunketts@wilmette.com" <plunketts@wilmette.com>, "braimanm@wilmette.com" <braimanm@wilmette.com>, "dbiss@cityofevanston.org" <dbiss@cityofevanston.org>, "erevelle@cityofevanston.org" <erevelle@cityofevanston.org>, "mklotz@cityofevanston.org" <mklotz@cityofevanston.org>
Cc: "ervatool@aol.com" <ervatool@aol.com>

Please note that we strongly oppose the zoning change for Northwestern that would allow for-profit concerts, and additional unspecified number of concerts/events at Ryan Field. Ours is a residential community not deserving of the increase in noise, traffic, diesel truck pollution, troublesome street parking, street maintenance and other problems that crowds of 10,000-35,000 people inherently create.

What sense does it make for a university to get into the mega concert business? The Chicago area is in no shortage of concert venues, including the mega concert venues of the United Center and the All State Arena. We do not see this as a public service, actually the opposite. We wonder how this supports Northwestern's mission statement - Northwestern is committed to excellent teaching, innovative research and the personal and intellectual growth of its students in a diverse academic community.

Sincerely,
Therese and Erwin Heyek

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

NU Stadium Proposed Zoning Change

1 message

Kantzavelos, Archie <AKantzavelos@williamblair.com> Fri, Feb 17, 2023 at 7:41 AM
To: "mklotz@cityofevanston.org" <mklotz@cityofevanston.org>

Ms. Klotz,

I am writing to express my opposition to Northwestern University (NU)'s proposal to change the Zoning that regulates the allowable activities at the Stadium, specifically to allow up to 10 entertainment events per year.

My wife and I live, along with my two young children, live within walking distance Ryan Field. We are close enough to hear noise from the football games from inside our home with the windows closed.

When we purchased our home we knew we would experience significant inconvenience during home football games as well as other events such as graduations. However, we did not purchase our home anticipating that we would experience a similar inconvenience potentially 10 more times during the year so NU Can use the stadium to host for-profit events. Northwestern's proposal requests that amplified music or sound be allowed from 10 am to 10pm Sunday - Thursday and from 10 am - 11 pm Friday, Saturday and days before holidays. In addition to these ending times, there would be significant noise from foot and car traffic as people leave the event. Northwestern home football games do not result in noise this late in the evening. My two children go to bed at around 9 pm and are unable to sleep if there is outside noise, even with loud sound machines going in each of their rooms. Given that we can hear noise both from the stadium as well as from Central Street, this will result in our young children being kept up several hours late on these nights as well as the disturbance my husband and I will experience from the outside noise. We're adults and can ultimately deal with it, but our kids, one of whom is special needs, are extremely out of sorts for days if they don't get a decent night's sleep.

From a practical perspective, I can't imagine the gridlock traffic that would result from events at the scale NU is proposing. I also can't imagine how will the hospital be accessible during these events. When Northwestern holds graduation ceremonies at the stadium, the out of town attendees attempt to drive right up to the stadium only to find out that there is no parking there which then creates prolonged, additional traffic congestion as they drive around looking for other alternatives. This congestion occurs all over again after the event as there are limited routes to leave this area since the streets were designed to accommodate residential traffic rather than thousands of people leaving an event all at once. Based on my experience with graduation ceremonies, the frustrating traffic situation results in additional noise from honking and yelling.

The current benefits of living in Evanston such as charming streets, trees and walkable business districts are at least partially due to vigilant, thoughtful Zoning, which allows all of us to invest in our city without worrying that someone with more money and power will render our investments untenable. Evanston, and specifically the neighborhoods surrounding the stadium, has had nearly 100 years to establish balance with the six or seven Sunday football games at the stadium. NU's zoning change proposal would essentially scrap the Zoning efforts that have kept balance in this area for 100 years.

Additionally, continually dealing with issues related to NU and their hired representatives is an ongoing frustration when we are just trying to raise children and enjoy life without having to fight again and again against proposals to significantly disrupt our quality of life. It seems unreasonable that we should have to bear this burden because NU wants to offset some of the cost of the new stadium by hosting events.

I am furious over NU's current zoning proposal and with the time and energy expended to have to fight against NU yet again. I urge you to please vote against the amendment to the zoning laws that will allow Northwestern to host for-profit events at the Stadium.

Best,

Archie Kantzavelos

Archie Kantzavelos
Wealth Planning Services

William Blair

The William Blair Building | 150 North Riverside Plaza, Chicago, Illinois 60606

+1 312 364 5045 direct
akantzavelos@williamblair.com | williamblair.com

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Don't consider requests from Northwestern until they pay their fair share

1 message

Amelia Kohm <amkohm@gmail.com> Wed, Feb 1, 2023 at 3:11 PM
To: mklotz@cityofevanston.org
Cc: ckelly@cityofevanston.org

Dear Ms. Klotz:

I have a simple recommendation. Before Evanston considers any zoning changes for Northwestern, including those related to the proposed football field, we should require that Northwestern contribute more, on an annual basis, to the city. PILOT (Payment In Lieu Of Taxes) has been widely adopted by ivy league and other universities across the U.S. As Councilmember Clare Kelly points out, Northwestern is among the richest universities but even tax exempt universities with smaller endowments contribute far more to their host cities. If Northwestern is not willing to pay its fair share of the costs of police and fire protection, street maintenance, and other public services, we should not consider any new requests from them.

I would love to hear your thoughts on this recommendation.

Thank you,

Amelia Kohm
(1701 Livingston Street)

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Ryan Field YES

1 message

jpl1009@gmail.com <jpl1009@gmail.com> Wed, Apr 26, 2023 at 4:01 PM
To: dbiss@cityofevanston.org
Cc: erevelle@cityofevanston.org, mklotz@cityofevanston.org, lstowe@cityofevanston.org

I am supportive of the new Ryan Field and disappointed to read some of the opposition to it. We are all lucky to live in such a great area and respectful dialogue and fact based comments are needed. A recent appeal stated "*Concert trucks pollute and damage streets*". The Jewel trucks and endless construction trucks rolling down Wilmette and Lake Avenue EVERY DAY do the same and we have lived with them for decades. Ryan Field has 5 to 6 games and maybe 10 new concerts over the course of a year.

Northwestern has a sweetheart tax deal signed decades ago and perhaps much of the opposition is the same tax based theme. Love to see NU pay taxes but that is as likely to change as Mayor Daley's deal that privatized the parking meters!

Northwestern has the worst stadium in college football. When the stadium is full it is unsafe with no room to move. The proposed plan deals with safety, aesthetics and the environment. The new footprint is smaller! If people really want to oppose the new stadium over truck pollution and street damage then we are all in trouble. Look no further than the current commercial construction or the endless residential construction all over the North Shore.

I am all for green projects but the opposition is off base leading with that as a factor to oppose a much needed project that improves the neighborhood. Question the # of large concerts and support the Cats.

Jeff Later
1009 Elmwood Avenue
Wilmette, IL
872.400.6206

Sent from my iPad

City of Evanston™

Melissa Klotz <mklotz@cityofevanston.org>

Zoning Amendments for NU Stadium

1 message

Andrew Lazar <alazar66@gmail.com> Wed, Feb 1, 2023 at 6:17 PM
To: mklotz@cityofevanston.org

Hello Ms Klotz.

I represent the Sissilla Condominiums (1210-22 Central). Without being too verbose I wanted to let you know that our Association of homeowners is vehemently opposed to any amendments to current City codes does that would allow Northwestern University to hold anything but football games in the proposed new stadium.

We hope that you will not be fooled by the promises of revenue and jobs at the cost of our peace and right to live as we have for many years.

Please consider us before any financial gains.

We stand firmly behind the Central Street Neighbors Association as well as the Most Livable Neighborhood Association in their defense of what we know is right.

We are hoping you will vote against any amendments that might assault those rights.

We thank you for what you do.

Sincerely

Andy Lazar
Sissilla Condominiums

City of Evanston™

Melissa Klotz <mklotz@cityofevanston.org>

Ryan Stadium

1 message

Bev Levy <sketchybev@yahoo.com> Wed, May 17, 2023 at 2:42 PM
To: mklotz@cityofevanston.org

Please do not allow Ryan Stadium to move forward with the proposed zoning changes to allow concerts, alcohol, etc. This is a residential neighborhood. We enjoy the football games but the ideas for the new stadium are not acceptable. Renovate what you have.
Why can't the concerts be held on the lakefront campus? They built the enormous in door "practice facility". Put the concerts there.
Thank you,
Bev Levy

Sent from Yahoo Mail for iPhone

City of Evanston™

Melissa Klotz <mklotz@cityofevanston.org>

New Stadium

1 message

Katie Maday <lloydkatie2748@comcast.net> Sun, Feb 12, 2023 at 6:03 PM
To: mklotz@cityofevanston.org

We've lived at 2748 Eastwood since 1972 and have always welcomed the crowds on football game days for Northwestern. But the latest proposal of a new stadium has gone too far.

Northwestern asks a lot of Evanston to begin with because of all the properties they have purchased that are off the tax rolls. They require many extra coverage hours from our police and fire departments. Large amounts of the lakefront belongs to Northwestern.

This latest ask of the city is too much. There is no consideration of all the neighbors surrounding the stadium as it would be open to concerts all year round. Selling beer inside will only add to what is already a bad and inconsiderate idea.

I add my name to an already long list of residents against this new stadium.

Katie Maday
2748 Eastwood

Sent from my iPhone

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Northwestern's zoning change request

1 message

Michelle Martin <martin1013@yahoo.com> Mon, Feb 13, 2023 at 5:45 PM
To: "mklotz@cityofevanston.org" <mklotz@cityofevanston.org>
Cc: Jason Krohn <krohn72@yahoo.com>

Dear Zoning Administrator Klotz,

I wanted to send an email to let you know that I oppose Northwestern University's request for a zoning change for Ryan Stadium. While my family and I personally enjoy football and attending NU games, when we bought our house it was under the assumption that football games would take place a *handful* of times every Fall. We bought our home in Evanston in 2016 after I lived a few blocks away from Wrigley Field for approximately ten years. We definitely thought about the negative implications of living near a stadium again, and we bought our current home anyway because, although it would be a hassle on game days, we could deal with it because there are such a small number of home games every year (and we happen to really enjoy collegiate football).

Unfortunately, game days create a traffic headache, and we generally try to avoid coming and going on weekends during game times. This isn't a big deal when it's infrequent, but I'm concerned that this zoning change will lead to more traffic congestion than I can reasonably re-arrange my personal schedule around to not leave the house during (or avoid coming home).

The attendees can sometimes be disrespectful as well, which is an irritation I'd prefer not to deal with more frequently. For example, we attended a NU football game this Fall, and happened to walk behind a group of attendees all the way back to our house. One of them actually threw off her rain poncho into our next door neighbor's front yard, and would have left it there as litter had I not said something. I was dismayed about what I saw, but it wasn't that surprising considering the disrespectful behavior that I observed when living in Wrigleyville. Adding alcohol will only increase this issue.

Finally, as an Evanston tax payer I find it fundamentally unfair that the for-profit zoning change is being requested by a university that benefits from special tax exemptions.

I see no reason why Northwestern University cannot and should not build their new stadium within the existing zoning requirements. Thank you for your time and consideration in reading my opposition to Northwestern University's zoning change request.

Regards,
Michelle Martin-Krohn
1718 Harrison St., Evanston

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Northwestern Stadium

1 message

Mark McGarvie <mark.mcgarvie@northwestern.edu> Mon, May 22, 2023 at 2:39 PM
To: Daniel Biss <dbiss@cityofevanston.org>
Cc: "mwynne@cityofevanston.org" <mwynne@cityofevanston.org>, "Klotz, Melissa" <mklotz@cityofevanston.org>, "ckelly@cityofevanston.org" <ckelly@cityofevanston.org>, "kharris@cityofevanston.org" <kharris@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>, "contact@robyngabel.com" <contact@robyngabel.com>

Dear Evanston Political Representatives:

I find it very difficult to write this letter; in fact, I have avoided doing so for many weeks. You see, I am not only a Northwestern alum, but a significant supporter of the school's football program for over forty years. I take no joy in being on the opposing side from that of "my school" in any argument. However, at the urging of friends and neighbors who share my concerns, I must voice my deep fears over the stadium proposal put forward by Northwestern University.

In 2019, I retired from teaching law at William and Mary Law School in Virginia. My wife and I could have moved anywhere - we moved to Evanston. We had met at Northwestern University as college students in the late seventies and returned often for football games, fundraising events, and professional meetings and conferences. Even while living in other parts of the country and the world, we kept a condominium in the loop so that we could maintain friendships and other ties to the Chicago area. At that condo we saw first-hand the dangerous and disturbing consequences of large concerts. Every year during Lollapalooza, a music festival held in Grant Park across the street from our condominium, we witnessed young people, high on drugs and/or alcohol, rampage through the neighborhood after concerts. Our condo went on "lock down" every year, locking all doors, hiring extra private security guards, and encouraging residents to either leave the city during the music festival or stay ensconced in their condo units. Businesses in the area took extra steps, closing early, boarding doors and windows, and hiring security personnel. Now NU wants to hold similar concerts in Evanston in a locale just yards from an el-stop that makes the city accessible to people from all over the metropolitan area. There can be no doubt in anyone's mind that many of the same people who poured into the loop for Lollapalooza will find their ways to Evanston, where they will use drugs, drink, and engage in rowdy, destructive, and violent behavior. We do NOT need this! You must ask yourselves if taking this risk is necessary - and if so, in return for what.

We choose to live in Evanston in part because of the civility that we find here. It is the first word we use to describe our new hometown. Evanston feels European in certain ways: we walk to local businesses and restaurants, we see friends and neighbors on the streets, we appreciate the city's cultural diversity and its civil harmony, and we value our safety and security. We could pay less taxes elsewhere for commensurate public services; but it would feel different in another north shore community. I truly believe that the concert proposal under consideration threatens that which makes Evanston special - and it is so unnecessary.

Northwestern has already received the great majority of the funds required to build this stadium from private donors. The rest will come soon. It does not need revenue from concerts to pay for the stadium. Moreover, the schools in the Big Ten share equally in the $845 billion ($845,000,000,000 in 2022) generated ANNUALLY from conference athletic programs. With further expansion and playoff opportunities, this sum will increase in coming years. On top of this, Northwestern has spent the past two years trumpeting its huge haul through its recent "We Will" fundraising campaign. Over six billion dollars ($6,000,000,000) were added to one of the largest university endowments in the country. Northwestern DOES NOT NEED money from concerts.

I further wonder whether Northwestern will long remain in the Big Ten, or even the upper echelon of football schools in the country. So many changes in college football over the past two or three years threaten the scholar-athlete model on which NU has relied. The NCAA, long the putative enforcer of fairness in recruiting and play on the field as well as the protector of academic integrity, no longer has any power or integrity. The law of the jungle now prevails in college sports. Furthermore, players now can receive huge sums of money for playing college sports, but Northwestern opts not to dole out large amounts to its football players. I applaud the school, and its head football coach, in taking this position. But how long can NU stand alone? The expansion of the playoff system, which diminishes the value of conference championships and bowl games, promises a likely end to Northwestern's gridiron success. The school will find no real value in highlighting bowl games, once the jewel of the college football season, when they are seen as nothing more than consolation games for decent teams unable to make the playoff. Is a new stadium really necessary under these circumstances?

I see no reason why Evanston residents and businesses should have to face the risks of noise, rowdy behavior, violence, and civil unrest from a stadium that is so unnecessary and offers so little to the city. If Northwestern wants to build its stadium without the option of holding concerts, I have no objections. However, as the proposal now stand, I must encourage all of you to vote against it.

Sincerely, Mark McGarvie

1225 Sheridan Road

City of Evanston™

Melissa Klotz <mklotz@cityofevanston.org>

Ryan Field zoning changes

1 message

Harriet S. Meyer <meyerhq@icloud.com> Sat, May 20, 2023 at 8:26 AM
To: mklotz@cityofevanston.org

Dear Administrator Klotz:

I am writing to urge you to do everything you can to block the proposed zoning change for Ryan field. I am confident that there will be intolerable levels of traffic congestion and noise.

We live about a mile from Ryan field. When there is a football game, cars are parked past our house, driving into Evanston is fraught, and riding a bicycle feels unsafe. We can even hear the band practice from our house (not a problem, just an idea of how unamplified sound can travel).

I don't understand why a mega-concert stadium needs to be situated in a quiet residential area. Moreover, as bad as it will be for us, I really feel for people who live in the immediate vicinity and wonder what it will do to the desirability and value of their homes.

Thank you all that you do for Evanston, and for your consideration.

Cordially,
Harriet Meyer
610 8th Street
Wilmette

City of Evanston™

Melissa Klotz <mklotz@cityofevanston.org>

Oppose concerts at Ryan Field

1 message

Ronald Meyer <meyer53rm@gmail.com> Wed, May 17, 2023 at 3:27 PM
To: mklotz@cityofevanston.org

Dear Ms. Klotz,

I write to ask you and the Evanston City Council to refuse to grant zoning changes that would permit any loud, disruptive concerts at Ryan Field. I have lived in southeast Wilmette for many years and prize the peace and quiet. During football weekends, we see traffic and parking in front of my house a mile away. We can also hear cheering and band music. That's all OK with me.

But the noise of amplified outdoor concerts would be much worse and could continue all day and up to 11 PM. After that, there'd be the noise of machine taking apart the sound systems and trucking them away. Ryan Field sits in a residential community.

I have read the submissions in favor of the zoning changes that appeared in Evanston Roundtable from February, 2023. They all address traffic, but the biggest impact will be noise. The puffed up promises of tax revenue will not compensate for the disruptions to our enjoyment of peace and quiet, and the devaluing of our neighborhood.

Thank you for considering my opinion even though I am not an Evanston voter.

Ron Meyer
610 8th St, Wilmette

City of Evanston™

Melissa Klotz <mklotz@cityofevanston.org>

Ryan field concerns

1 message

Ranjeev Nanda <rnanda64@yahoo.com> Fri, May 19, 2023 at 8:36 PM
To: "mklotz@cityofevanston.org" <mklotz@cityofevanston.org>

Dear Ms. Klotz,
I have grave concerns as to the proposed expansion of events at the new Welsh Ryan Arena. I live just blocks away at 228 Linden in Wilmette. My concern ranges from insufficient parking, to inebriated attendees, to disrupted traffic flow, loss of property value, and noise late into the evening. I would respectfully ask that you maintain current zoning protections. I see no reason why NU should profit and impose the costs on surrounding residential communities.

Respectfully,
R.K. Nanda, MD

City of Evanston™

Melissa Klotz <mklotz@cityofevanston.org>

All for the Rebuild, but...

1 message

Charles Needham <cubguyneedham@icloud.com> Sat, Feb 11, 2023 at 9:51 PM
To: mklotz@cityofevanston.org

Melissa:

I am an NU grad, class of 1975 and have been a big fan of my alma mater and the football team. Attended the Rose Bowl when the program started to come alive and was a season ticket holder for many years.

So I am an enthusiast and I clearly recognize the need for a new stadium and what will go along with it to make it a much more attractive venue inside and out.

And with our move back into Evanston earlier this year, I was pleased to be so close to Ryan Field being only a block and a half away from the west parking lot. And during this past fall season I was never negatively impacted and in fact enjoyed the fans walking past our house to the games.

But c'mon, does NU really need to enhance (and abuse) their privileges by requesting a zoning change and looking to increase profits for a not-for-profit organization that is already hugely endowed. And with the concerts, what a huge disruption to our lovely neighborhood that we have grown to love in just a few short months. Is this disruption to our life during the finest months of the year really worth it to the coffers of the Evanston treasury?

As a retiree, I am able to enjoy the peaceful neighborhood seven days a week. But I think of those that work a five day week and look forward to coming home to a peaceful weekend with their families. But no, that won't be the case when you have the weekend crowds, the noise and the potential raucous after parties. Not to mention the parking issues which I have yet to see a feeble attempt to demonstrate a resolution of that tremendous headache. "Feeble" in that I don't see any possible satisfactory outcome.

Let's be honest. I understand that this impacts a relatively smaller portion of the residents and businesses in Evanston. But is it really necessary to enhance the pockets of Northwestern University in the wonderful city of Evanston to create a disruption to our daily lives over the summer months and potentially have a negative impact on our home prices.

I sure hope, Melissa that you will give ever so strong consideration to deny any zoning change requested by Northwestern.

Charles (Chuck) Needham
cubguyneedham@me.com
847.477.3400

City of Evanston™

Melissa Klotz <mklotz@cityofevanston.org>

NU Stadium Plan - impact on home values

1 message

Douglas Nickels <douglasnickels@mac.com> Sun, Feb 5, 2023 at 9:40 AM
To: mklotz@cityofevanston.org
Cc: Judy Nickels <dnickels@msn.com>

Morning Melissa,

Thank you and the City for asking for thoughts and comments on the proposed changes.

My wife and I have a contract on a condo along between Asbury and Jackson, namely right across the street from the Stadium. As we have followed the developments, we've gone from acceptance that improvements are needed to the current stadium to a growing concern that the changes proposed will in fact totally change the nature of the neighborhood.

I grew up on Rosalie St during the 60s and 70s and completely understand football games and the excitement surrounding the events.

What is being proposed is not an extension of football but a complete reinvention of the land literally across the street where we are planning to move. I never thought it would get to the point where concerts, events and noise would be allowed to occur up until 10pm Sunday through Thursday and 11pm over weekends!

Plus the parking which is already tight. Are individuals who come home from work expected to wait till the crowds disperse before finding a street parking spot? Is Northwestern being allowed to dictate when residents can entertain in their homes due to events and parking issues?

Don't WrigliFieldify Evanston! Fans peeing in yards and alleys while kids are playing is a bad idea.

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Ryan Field

1 message

Kim Novi <kim.novi@att.net> Mon, Feb 20, 2023 at 1:20 PM
To: dbiss@cityofevanston.org, Eleanor Revelle <erevelle@cityofevanston.org>, ckelly@cityofevanston.org, kharris@cityofevanston.org, mwynne@cityofevanston.org, jnieuwsma@cityofevanston.org, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, dreid@cityofevanston.org, jgeracaris@cityofevanston.org
Cc: Melissa Klotz <mklotz@cityofevanston.org>

Dear Mayor Biss and Councilmembers:

I live a half a block from Ryan Field and must voice my concern about Northwestern's proposed zoning amendments.

Opposition to Northwestern's zoning amendments for Ryan Field has been simplistically reduced to concerns about parking. This is not about parking. It is not about building a new stadium – a new stadium would be nice. Bringing revenue to Evanston and employing Evanstonians are of course laudable goals. But, make no mistake, a healthy Evanston economy hardly is the motivating factor for Northwestern. In fact, in its proposed zoning amendment, Northwestern admits that this is a for profit endeavor. That should give the City of Evanston pause.

Regardless of Northwestern's motivations, the proposed zoning changes will change the character of the neighborhood. The new stadium will accommodate 35,000 people in the stadium and 7,000 in the arena. Compare this to large venues like the United Center with a capacity of 23,500 or Wrigley Field with a capacity of 41,000. If Northwestern was asking to accommodate this large amount for just for 6 football games a year, we would be engaged in a much different conversation.

Northwestern has requested **unlimited indoor and outdoor events for up to 10,000 people** and to hold **10 public concerts** that would accommodate **35,000 people in the stadium and 7,000** in the arena.

Before the city agrees to these for-profit events, it must conduct its due diligence. It is absolutely irresponsible to turn Northeast Evanston into Wrigleyville without considering the wishes of the neighborhood and conducting an independent study that addresses the issues that will impact the neighborhood. Can the area of Central Street and Ashland Avenue handle foot and vehicle traffic for unlimited events of 10,000, plus 10 concerts a year, plus football and basketball games?

Where will the attendees, workers, neighbors, and Central Street shoppers park? How will emergency vehicles get to and from NorthShore Hospital? What impact will the new construction have on the environment and utilities? Can public transportation accommodate these large numbers of people in an unlimited capacity? How will the police – already stretched to the limit on game days – control the crowds? Keep in mind that the unlimited events Northwestern seeks to host will not be limited to university events – they could include political events. Can Evanston Police handle large and possibly disruptive crowds?

I urge the City of Evanston to stop, take a breath, and consider the implications of Northwestern's proposed changes on the health of our community.

Sincerely,

Kim Novi

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Re: Northwestern zoning/Ryan Field

1 message

Kim Novi <kim.novi@att.net> Wed, Feb 1, 2023 at 12:29 PM
To: Mark Rosati <marksrosati@gmail.com>, mklotz@cityofevanston.org
Cc: Eleanor Revelle <erevelle@cityofevanston.org>

Ms. Klotz and Ms. Revelle,

I too am a home owner on Ashland Avenue and have been for 30 years. I must voice my strong in opposition to any zoning change. I concur with Mr. Rosati and will not repeat that which he has eloquently articulated. That the City of Evanston would even consider permitting something that would so fundamentally change the neighborhood without properly studying the issue and considering the negative impact to the homeowners who pay extraordinarily high property taxes is simply a dereliction of duty.

From: Mark S Rosati <marksrosati@gmail.com>
Date: Wednesday, February 1, 2023 at 11:59 AM
To: <mklotz@cityofevanston.org>
Cc: Eleanor Revelle <erevelle@cityofevanston.org>, Most Livable City <info@mostlivablecity.org>
Subject: Northwestern zoning/Ryan Field

Dear Ms. Klotz:

Good morning. I attended a community meeting at the Civic Center last night sponsored by Alderwoman Revelle. She said there is a February 22 meeting of the Land Use Commission at which Northwestern's proposed zoning changes for its athletics complex may be on the agenda and that you were the city official to whom written comment should be provided.

I write in strong opposition to any zoning change that would allow professional and/or for-profit events at Northwestern University’s Ryan Field. My family and I have lived on Ashland Avenue just south of Ryan Field and Welsh Ryan Arena for 18 years.

Like most of us who moved into this area since the stadium was built in the 1920s, we understood that we had an athletics complex near us that would host university sporting events and school- and community-related events such as graduation ceremonies. That was part of the ‘deal,’ and the neighborhood and broader community are equipped to handle these events.

What we and our neighbors did not sign up for was to live next door to a professional sports and entertainment arena where alcohol is served. By my count, there are at least five elementary and middle schools in Evanston and south Wilmette that are 1.2 miles or less from Ryan Field; the three in Evanston are only a few blocks away. Turning Ryan Field into a professional entertainment and sports venue will dramatically change the community environment. Does the City really want to make families with young children think twice about moving here, or about relocating?

Beyond the deleterious impact this would have directly on those of us who live near Ryan Field, I firmly believe that neither Evanston nor Wilmette has the physical infrastructure or city services needed to cope with the consequences of turning this community of more than 500 homes plus small businesses, schools and a hospital into the next Wrigleyville, which appears to be Northwestern's goal.

Perhaps Northwestern envisions the renovated Ryan Field and Welsh Ryan Arena as a larger version of the University of Illinois at Chicago Pavilion, which has hosted non-university events such as mixed martial arts, boxing, professional wrestling, monster-truck rallies and rock concerts. But the UIC Pavilion is in Chicago, which has 12,000 sworn police officers, and is located near a highway interchange and multi-lane arterial streets. UIC also has a sizable parking garage and huge parking lots near the Pavilion offering plenty of space for cars. Ryan Field and Welsh Ryan Arena have none of these; they are located in a congested residential neighborhood bracketed by two-lane roads. On the most basic level, imagine trying to sleep, or putting your children to sleep, with rock concerts down the block and alcohol-fueled crowds frequently milling outside your front door.

Even political events can pose significant challenges if a university venue is opened to non-university activities. During the 2016 presidential campaign, you may remember there were nationally televised street disturbances when Donald Trump tried to hold a rally at the UIC Pavilion. Is Evanston ready to handle something like that at Ryan Field or Welsh Ryan Arena?

Leaving security considerations aside for the moment, all of these professional events will bring a great deal of traffic into the area, making an already crowded neighborhood even more congested. Metra and CTA ridership has declined sharply since the pandemic began, which means most attendees for these proposed events would be driving. The intersections of Green Bay Road with Central and Lincoln streets are challenging enough for drivers and pedestrians alike most times of the day; when nearby schools are letting out or Evanston Hospital is changing shifts, they become chokepoints. Imagine, then, the result when thousands of people who may have been drinking for hours pour out of the stadium, into their cars, and onto the streets. Did the university's economic study touting the benefits of its plan factor in the cost of more policing and infrastructure damage or property damage? Did it take into account what would happen when ambulances are trying to speed down Central Street to the hospital emergency room and have to thread their way through heavy vehicular and pedestrian traffic?

And, regarding Northwestern's study, has this been released in full to the public? Has the City of Evanston conducted any sort of independent study before moving forward with consideration of a plan that will create such long-term disruption in the lives of thousands of residents and business owners?

Northwestern is an extremely rich institution, and its athletics facilities are situated in an area incompatible with professional sports, concerts and similar events. If the university has a burning desire to make yet more money, and has donors willing to hand over hundreds of millions of dollars for athletics facilities, the school could build a new stadium elsewhere, away from crowded residential communities, as is the case at most Big Ten and similar universities. And if Evanston needs more revenue, perhaps this very wealthy, tax-exempt university could be asked to increase its contributions to help support its host city, which many of its faculty and staff call home.

I respectfully urge the City of Evanston to keep the Ryan Field/Welsh Ryan zoning unchanged and maintain the university as a venue for college sports and non-professional events only, as has been the case for many decades,

Thank you very much for your time and consideration.

Sincerely,

Mark Rosati

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Re: Ryan Field

1 message

Kim Novi <kim.novi@att.net> Tue, Jul 25, 2023 at 10:44 AM
To: Daniel Biss <dbiss@cityofevanston.org>, Eleanor Revelle <erevelle@cityofevanston.org>, "jgeracaris@cityofevanston.org" <jgeracaris@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>, "dreid@cityofevanston.org" <dreid@cityofevanston.org>, "mklotz@cityofevanston.org" <mklotz@cityofevanston.org>

Dear Mayor Biss and City Council,

I have written to you each several times voicing my objection to Northwestern's proposed zoning request that will allow a minimum of 10 open-air concerts and unlimited professional events for crowds up to 10,000. I received acknowledgment of receipt from some of you; promises to get back to me from others; and no response from most of you. As a 30+ year constituent**, I respectfully request that each of you respond to this email by indicating if you support the proposed zoning changes and if so, why. Also, please explain the City's recent request to remove the stadium's parking lot from consideration by special committee.**

I also urge you to read Mark Rosati's response to Joe Flanagan's support for the zoning changes in the RoundTable. https://evanstonroundtable.com/2023/07/20/letter-to-the-editor-northwestern-university-dont-give-up-on-ryan-field/. I have copied it below for your convenience.

> With all due respect to Mr. Flanagan, I for one have yet to see Northwestern actually guarantee so much as one dollar to Evanston in exchange for allowing a tax-exempt university to host a minimum of 10 open-air concerts, and unlimited professional/commercial events of up to 10,000 attendees, every year. There's been no offer to turn the new mega entertainment complex into a taxable district, no offer of a Payments in Lieu of Taxes (PILOT) program, no offer of revenue-sharing – only vague promises and commitments that would depend upon the integrity and good faith of those involved. Regrettably, 'integrity' and 'good faith' are not words that I would associate with Northwestern and its athletics programs these days. The sordid spectacle playing out since July 7 indicates that Northwestern cannot even control what goes on in its own locker rooms or practice facilities. How could this institution – awash in lawsuits, scandal, forced disclosures, 'reassessments' and retractions – be trusted to safely manage dozens of commercial events a year and the hundreds of thousands of patrons who would be pouring into and out of its 'community hub' ('pouring' being the correct term, since Northwestern insists on liquor sales as part of its enhanced community and educational experience)? No responsible municipality would give an institution in the throes of this sort of crisis – one that apparently is allergic to transparency – permission to tear down a perfectly good stadium and upend a century's worth of zoning laws, to the detriment of thousands of its own residents and those of a neighboring city. Before it builds a new stadium, Northwestern needs to get its own house in order.

Best,

Kim

Kim Novi

(847) 878-6743

Kim.novi@att.net

City of Evanston™

Melissa Klotz <mklotz@cityofevanston.org>

NU concert noise study

1 message

SUSANNE NOWICKI <nowickisusanne@aol.com> Sat, May 20, 2023 at 9:46 PM
To: dbiss@cityofevanston.org, mklotz@cityofevanston.org, ckelly@cityofevanston.org, mwynne@cityofevanston.org, kharris@cityofevsnston.org, jnieuwsma@cityofevanston.org, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, erevelle@cityofevanston.org, dreid@cityofevanston.org, jgeracaris@cityofevanston.org, nupresident@northwestern.edu, contact@robyngabel.com
Cc: braimanm@wilmette.com, plunketts@wilmette.com

Dear Evanston and local representatives-

The stadium sound study by Northwestern consultants shows all the high decibel sound blasting right at Wilmette, while the quiet zones face south to Evanston.

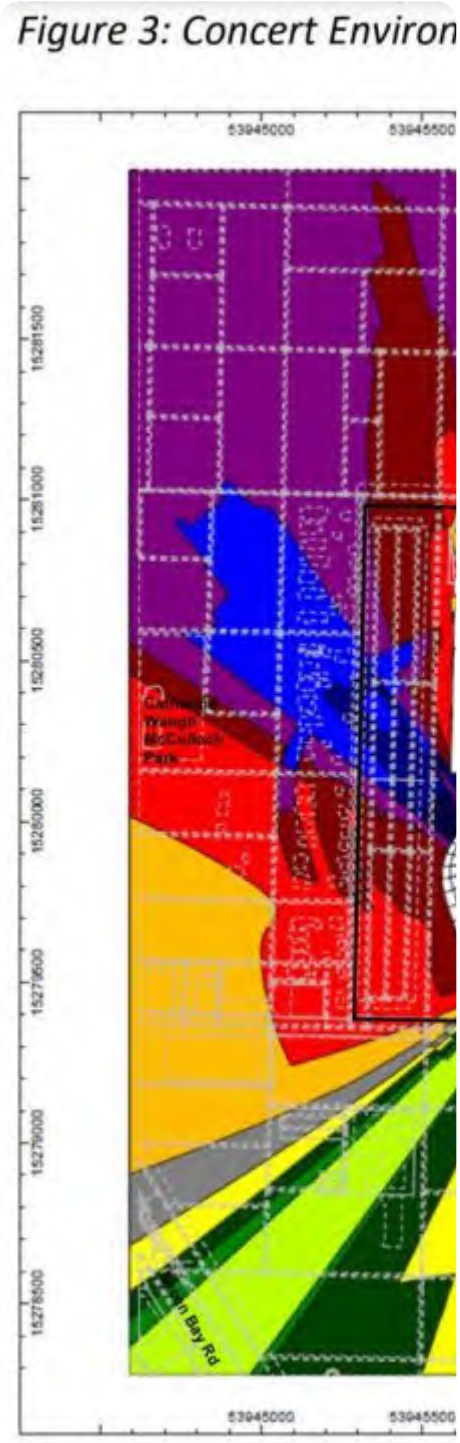
My home is in the 70 decibel zone. That would be similar to sitting next to a loud vacuum cleaner, washing machine or hair dryer during 3-4 hours of concert noise!

Prolonged exposure to noise over 70 decibels causes hearing damage! Do you propose that Wilmette residents near the stadium shut themselves inside every time NU blasts a concert our way?

The concert plan is outrageous! Zoning was put into place to protect tax paying residents from this type of disturbance: Ear splitting noise, parking packed into adjacent neighborhoods and traffic congestion on all main arteries leading to the stadium and surrounding narrow streets.

Please say NO to the concert proposal.

Sincerely,
Susanne Nowicki
Wilmette



ryan-field-concert-sound-assessment
JPEG Image · 82 KB

Sent from my iPhone

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Say No To Concerts

1 message

Lisa Oberman <ober1185@comcast.net> Wed, Jun 28, 2023 at 9:56 AM
To: mklotz@cityofevanston.org

Dear Ms. Klotz,

We are firmly opposed to Northwestern's proposal to hold 10 concerts in their new stadium.

Lisa and Billy Oberman
3535 Hillside Road
Evanston

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Support for Ryan Field Rezoning

1 message

Kristine O'Brien <kriswobrien@yahoo.com> Sat, May 27, 2023 at 2:36 PM
To: "kharris@cityofevanston.org" <kharris@cityofevanston.org>, "dbiss@cityofevanston.org" <dbiss@cityofevanston.org>, "mklotz@cityofevanston.org" <mklotz@cityofevanston.org>

Krissie, Daniel and Melissa -

My name is Kris O'Brien and I've been living over 12 years in the second ward of Evanston.

I'm 100% in support of the rezoning to enable changes to Ryan Field including concerts.

I encourage you to vote for the rezoning. Please don't let a small vocal minority of Evanston residents scare the community into rejecting this change.

Thanks for all you do for the City of Evanston.

Sincerely,

Kris O'Brien

City of Evanston™

Melissa Klotz <mklotz@cityofevanston.org>

No Mega Concerts at Ryan Field

1 message

Jill Broersma Olson <jillolson01@yahoo.com> Mon, May 15, 2023 at 2:47 PM
To: "plunketts@wilmette.com" <plunketts@wilmette.com>, "Mklotz@cityofevanston.org" <Mklotz@cityofevanston.org>

Greetings, I am a neighbor at 339 Greenleaf--4th and Greenleaf--just 4 blocks from the Ryan Field. I am OPPOSED to the Mega Concert concept. Please OPPOSE Northwestern's zoning change.

Thank you.

Jill Olson
339 Greenleaf Avenue
Wilmette, IL 6009

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Opposition to NU Stadium Proposed Zoning Change

1 message

Betsy Overbey <betsyoverbey@gmail.com> Wed, Feb 1, 2023 at 8:39 PM
To: Betsy Overbey <betsyoverbey@gmail.com>
Bcc: mklotz@cityofevanston.org

I am writing to express my opposition to Northwestern University (NU)'s proposal to change the Zoning that regulates the allowable activities at the Stadium - specifically to allow up to 12 entertainment and commercial events per year.

I live within walking distance of Ryan Field with my family which includes two young children. We are also close enough to hear noise from the stadium from inside our home. We purchased our home knowing that we would experience significant inconvenience during home football games as well as other events such as graduations. However, we did not purchase our home anticipating that we would experience a similar inconvenience up to 12 additional times during the year for NU to use the stadium to host for-profit events. Northwestern's proposal requests that amplified music or sound be allowed from 10 am to 10pm Sunday - Thursday and from 10 am - 11 pm Friday, Saturday and days before holidays. In addition to these ending times, there would be at least another hour of noise from foot and car traffic as people leave the event. Northwestern home football games do not result in noise this late in the evening and the noise from the stadium is intermittent versus the sustained loud noise that would result from a concert. My kids go to bed at 8 pm and are unable to sleep if there is outside noise. Given that we can hear noise both from the stadium as well as from Central Street, this will result in our young children being kept up several hours late on these nights as well as the disturbance my husband and I will experience from the outside noise.

From a practical perspective, NU's proposal will provide for events with almost twice the seating capacity of Allstate Arena and approximately 10,000 more than the United Center. New 35,000 seat concert venues that are planned today are constructed in locations that allow for easy mass access, and impose minimal disruption to established neighborhoods. These locations have infrastructure and parking that is already in place. What is the plan to deal with the gridlock traffic that results from events at the stadium? Will Evanston widen the two-lane roads that feed the stadium? Where will attendees of these events park when they get there? The current parking lot provides spaces for only 4% of stadium attendees whereas Evanston City standards require parking for 10%. Will the city raze neighborhoods for parking lots? How will the hospital be accessible during these events? When Northwestern holds graduation ceremonies at the stadium, the out of town attendees attempt to drive right up to the stadium only to find out that there is no parking there which then creates prolonged, additional traffic congestion as they drive around looking for other alternatives. This congestion occurs all over again after the event as there are limited routes to leave this area since the streets were designed to accommodate residential traffic rather than 35 people leaving an event all at once. Based on my experience with graduation ceremonies, the frustrating traffic situation results in additional noise from honking and yelling.

Beyond the size of the events, I also have extreme concerns about the planned sale of alcohol at these events which will result in loud, intoxicated attendees walking by my house late at night and also possibly on the way to the event. In addition to the noise and safety concerns this presents, after home football games it is not uncommon that we find trash (usually cans or bottles) in our yard or in the alley behind our home and we have experienced vandalism to the outside of our home after home football games.

The current benefits of living in Evanston such as charming streets, trees, walkable business districts, stock of homes are at least partially due to vigilant, thoughtful Zoning, which allows all of us to invest in our city without worrying that someone with more money and power will render our investments untenable. Evanston, and specifically the neighborhoods surrounding the stadium, has had nearly 100 years to establish balance with the six or seven Sunday football games at the stadium. NU's zoning change proposal would essentially scrap the Zoning efforts that have kept balance in this area for 100 years.

In addition to the above, continually dealing with issues related to the NU and their hired representatives is an ongoing frustration when we are just trying to raise children and enjoy life without having to fight again and again against proposals to significantly disrupt our quality of life. We should not have to bear the burden because NU wants to offset some of the cost of the new stadium by hosting events.

I am furious over both NU's current zoning proposal and with the time and energy expended to have to fight against the NU yet again. Please do not allow Northwestern to host for-profit events at Ryan Field.

Sincerely,

Elizabeth Kantzavelos

April 7, 2023

Written by Michael Pettersen

Useful definitions for terms used in the touring industry

FOH System: Front-Of-House sound system. The complete amplification system required to project the performers' music/sound to the audience. This includes the gigantic loudspeaker arrays positioned about the stage, and/or to the sides of the state. This is the system most likely to disturb the neighboring residents of Evanston and Wilmette. NOTE: *the permanent sound system in a stadium is not used for performance. The permanent system is for making announcements during a football game, for example. The permanent system is NOT a music performance system.*

FOH Engineer: Front-Of-House engineer. The person who controls the FOH sound system. This person can raise/lower the overall sound level by moving a control a few millimeters. This person is paid by the performer, or the performer's management company, or the touring sound company. This person is responsible for making the performers and the audience happy. If this means disturbing the nearby residents, so be it. There is no penalty/punishment that will stop an FOH engineer from providing sound levels above local ordinances or agreed upon limits. The FOH engineer is not employed by the City of Evanston or by Northwestern University.

Monitor system: The amplification system required for the onstage performers to hear themselves. While not as loud as the FOH system, the monitor system can also be a source of sonic annoyance outside of the performance venue.

Woofers and sub-woofers: The loudspeakers that emit the sounds of bass guitar, kick drums, and other low frequency sources. These audio waves are long (over 10 feet in length) and carry outward from the venue, through any opening to the air (like an open roof), and even through solid walls. These low frequency waves can travel long distances, (blocks and miles) depending upon the weather conditions. (Think about the sound of jet planes passing over. On some days, they are hardly noticed. On others, they sound like they barely missed the roof of the house. This is weather dependent.)

Backline: The amplifiers, drum sets, guitars, keyboards, musical instruments – everything on stage required to create the music. These are a source of sound/noise, even before being amplified through the FOH system. (A marching band in a stadium is unamplified, but can he heard outside of the stadium.)

Staging: The metal and wood structure that is assembled on the venue field, on which the performers are located during the show. The construction of the staging, and the dismantling of the staging is a noisy process. Dismantling happens after the performance ends. Meaning 11 pm or later.

Lighting system: Spotlight and overhead lights to illuminate the stage and performers.

Pyrotechnics system: Some, though not all, performers employ aerial fireworks and explosions as part of the act.

Communication system: Walkie-talkies and PL (private line) systems for the technical people to coordinate actions before, during, and after a show. Coordination with local police, fire, and emergency

personnel is important, so the performance walkie-talkies do not interfere with the local emergency officials' units.

Video system: Enormous screens and onstage cameras used to project images of the performers to the audience. Though silent, the emitted light might cause nearby "light pollution."

Portable power: If the venue cannot provide an adequate source of AC power, generator trucks will be brought it. These run continuously and are a source of noise and air pollution (diesel fumes.)

Temporary Wi-Fi system: Concert attendees expect reliable Wi-Fi service during the concert. Local W-Fi and cellular towers cannot handle a sudden influx of 20,000 mobile phones. If a temporary system is not installed, nearby cellular phone service can be interrupted because of the increased demand for data/voice service. This can cause a disruption in nearby mobile phone service, e.g., calls for emergency assistance.

Load in: The process of numerous semi-trailer trucks (10 to 20 trucks are typical) arriving at the venue, unloading the equipment, setting up the staging and equipment. For a performance that will draw 10,000 to 20,000 attendees, load in can take multiple days. Really big shows up to a week.

Technical rehearsal: Checking all systems (sound, video, communications, et al) before the performance begins. This is typically on the day of the performance, and will last 2 to 4 hours, longer if problems occur.

Load out: Dismantling all equipment and staging, loading it into semi-trailer trucks, and departing for the next venue/city of the tour. This begins late at night, after the concert, continues after midnight, and does not end until all tasks are completed. It is a noisy operation, requiring many trucks, people, lighting, et al.

Example of a company which provides complete touring equipment packages for performers: www.clairglobal.com A performer popular enough to draw 10,000 to 20,000 ticket holders would need to hire a company like Clair Global.

Wrigley Field concerts and Soldier Field concerts: These are equivalent to what Northwestern is proposing for its venue. These "fields" host large acts that bring all the equipment and staging required to satisfy an enormous audience. Evanston City officials would do well to investigate how these venues handle the issues.

Ravinia, though in a residential area, is not equivalent to the NU proposal, because performers use the performance stage and sound system that is already in place. Such a space and system does not exist in a "football stadium."

City of Evanston™

Melissa Klotz <mklotz@cityofevanston.org>

Northwestern can kiss my …

1 message

PoppaSmurF <mpratt847@gmail.com> Wed, Feb 1, 2023 at 4:36 PM
To: mklotz@cityofevanston.org

Every-time northwestern as a game my wife or myself have to park blocks way or stay away the whole day because there's no parking. Northwestern is greedy they don't need a new stadium there teams suck anyway. I don't support this stadium or there concerts this isn't the united center.

Sent from my iPhone

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Northwestern zoning/Ryan Field

1 message

Mark Rosati <marksrosati@gmail.com> Wed, Feb 1, 2023 at 11:59 AM
To: mklotz@cityofevanston.org
Cc: Eleanor Revelle <erevelle@cityofevanston.org>, Most Livable City <info@mostlivablecity.org>

Dear Ms. Klotz:

Good morning. I attended a community meeting at the Civic Center last night sponsored by Alderwoman Revelle. She said there is a February 22 meeting of the Land Use Commission at which Northwestern's proposed zoning changes for its athletics complex may be on the agenda and that you were the city official to whom written comment should be provided.

I write in strong opposition to any zoning change that would allow professional and/or for-profit events at Northwestern University's Ryan Field. My family and I have lived on Ashland Avenue just south of Ryan Field and Welsh Ryan Arena for 18 years.

Like most of us who moved into this area since the stadium was built in the 1920s, we understood that we had an athletics complex near us that would host university sporting events and school- and community-related events such as graduation ceremonies. That was part of the 'deal,' and the neighborhood and broader community are equipped to handle these events.

What we and our neighbors did not sign up for was to live next door to a professional sports and entertainment arena where alcohol is served. By my count, there are at least five elementary and middle schools in Evanston and south Wilmette that are 1.2 miles or less from Ryan Field; the three in Evanston are only a few blocks away. Turning Ryan Field into a professional entertainment and sports venue will dramatically change the community environment. Does the City really want to make families with young children think twice about moving here, or about relocating?

Beyond the deleterious impact this would have directly on those of us who live near Ryan Field, I firmly believe that neither Evanston nor Wilmette has the physical infrastructure or city services needed to cope with the consequences of turning this community of more than 500 homes plus small businesses, schools and a hospital into the next Wrigleyville, which appears to be Northwestern's goal.

Perhaps Northwestern envisions the renovated Ryan Field and Welsh Ryan Arena as a larger version of the University of Illinois at Chicago Pavilion, which has hosted non-university events such as mixed martial arts, boxing, professional wrestling, monster-truck rallies and rock concerts. But the UIC Pavilion is in Chicago, which has 12,000 sworn police officers, and is located near a highway interchange and multi-lane arterial streets. UIC also has a sizable parking garage and huge parking lots near the Pavilion offering plenty of space for cars. Ryan Field and Welsh Ryan

Arena have none of these; they are located in a congested residential neighborhood bracketed by two-lane roads. On the most basic level, imagine trying to sleep, or putting your children to sleep, with rock concerts down the block and alcohol-fueled crowds frequently milling outside your front door.

Even political events can pose significant challenges if a university venue is opened to non-university activities. During the 2016 presidential campaign, you may remember there were nationally televised street disturbances when Donald Trump tried to hold a rally at the UIC Pavilion. Is Evanston ready to handle something like that at Ryan Field or Welsh Ryan Arena?

Leaving security considerations aside for the moment, all of these professional events will bring a great deal of traffic into the area, making an already crowded neighborhood even more congested. Metra and CTA ridership has declined sharply since the pandemic began, which means most attendees for these proposed events would be driving. The intersections of Green Bay Road with Central and Lincoln streets are challenging enough for drivers and pedestrians alike most times of the day; when nearby schools are letting out or Evanston Hospital is changing shifts, they become chokepoints. Imagine, then, the result when thousands of people who may have been drinking for hours pour out of the stadium, into their cars, and onto the streets. Did the university's economic study touting the benefits of its plan factor in the cost of more policing and infrastructure damage or property damage? Did it take into account what would happen when ambulances are trying to speed down Central Street to the hospital emergency room and have to thread their way through heavy vehicular and pedestrian traffic?

And, regarding Northwestern's study, has this been released in full to the public? Has the City of Evanston conducted any sort of independent study before moving forward with consideration of a plan that will create such long-term disruption in the lives of thousands of residents and business owners?

Northwestern is an extremely rich institution, and its athletics facilities are situated in an area incompatible with professional sports, concerts and similar events. If the university has a burning desire to make yet more money, and has donors willing to hand over hundreds of millions of dollars for athletics facilities, the school could build a new stadium elsewhere, away from crowded residential communities, as is the case at most Big Ten and similar universities. And if Evanston needs more revenue, perhaps this very wealthy, tax-exempt university could be asked to increase its contributions to help support its host city, which many of its faculty and staff call home.

I respectfully urge the City of Evanston to keep the Ryan Field/Welsh Ryan zoning unchanged and maintain the university as a venue for college sports and non-professional events only, as has been the case for many decades,

Thank you very much for your time and consideration.

Sincerely,

Mark Rosati

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Northwestern's Zoning Amendment

1 message

Deanna Rottenberg <rottenberg.ds@att.net> Fri, Apr 21, 2023 at 12:32 PM
To: "mklotz@cityofevanston.org" <mklotz@cityofevanston.org>
Cc: "dbiss@cityofevanston.org" <dbiss@cityofevanston.org>, "erevelle@cityofevanston.org" <erevelle@cityofevanston.org>, "lstowe@cityofevanston.org" <lstowe@cityofevanston.org>, "plunketts@wilmette.com" <plunketts@wilmette.com>, "braimanm@wilmette.com" <braimanm@wilmette.com>

I am submitting a written comment with respect to Northwestern's Zoning Amendment to the U2 District Uses (23PLND-0010).

I've been a Wilmette resident for over 50 years. When our family moved a few blocks away from Northwestern University's stadium we were aware and accepted that there would be football games and school-related events in the stadium complex. We felt this activity was offset by the cultural amenities offered by the university and assumed that the school was a good neighbor.

Some years later the university began scheduling music concerts at McGaw Hall. I can attest to what we experienced then.

--These concerts were loud enough to be heard through closed windows blocks away.

--The events let out at late hours and large crowds flooded the streets returning to cars parked to capacity for blocks around the stadium. We'd sometimes find these cars parked in our private driveway.

--We were subjected to loud, inane conversations under our windows, gunning engines, and hooting and hollering as concertgoers left the stadium sometimes as late as midnight.

--There was litter to be cleared the next day--a LOT of it.

--Our house was pelted with raw eggs. We chased away individuals caught peeing in our back yard.

Imagine the effect of NU's scheduling many for-profit events and the addition of alcohol sales to this scenario.

NU's proposed amendment to the zoning will affect the surrounding residential character and could diminish property values for a large segment of Wilmette. To this point, this week I received a mailing from a real estate company referencing Ryan Field and headed "*Have Questions about Your neighborhood Market?*" so there's already speculation.

I join you and Wilmette residents who oppose the amendment to the zoning at Ryan Field that would allow NU to hold large for-profit events.

Deanna Rottenberg
129 5th Street
Wilmette, IL

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Citizen Support for Revised Ryan Field Proposal

1 message

Susan Barrett Kelly <sbkdevelopment@me.com> Wed, Feb 1, 2023 at 3:20 PM
To: mklotz@cityofevanston.org

Melissa,

I am a resident of Evanston's Fourth Ward who writes to support Northwestern's revised zoning request to support entertainment at a new Ryan Field. Given that the February 22 hearing pertains to land use, I will limit my comments to traffic, security and property values.

Traffic
Neighbors object to excessive traffic for additional concert events. This concern presumes everyone will drive to an event. Perhaps we can look to the partnership the Ravinia Festival has with Highland Park for some direction on mitigating traffic congestion. Ravinia partners with Metra using a system that every paid ticket to Ravinia comes with a free Metra pass. Train schedules are coordinated that they leave the park on a regular schedule 30 minutes after the concert ends. If you have not tried this transportation approach to Ravinia, I highly recommend it. The trains are packed with concert goers, which reduces traffic into and out of the park and the environmental impact of excess cars. Given that we have both Metra and CTA stations in proximity to Ryan Field, incentives for public transportation are a viable option.

Ravinia also uses a shuttle service from downtown Highland Park to Ravinia Festival, which encourages use of existing parking infrastructure in downtown and exposure to local businesses. Why can't Northwestern run a shuttle service from parking garages in downtown Evanston to Ryan Field, reducing parking congestion around Ryan Field and bringing much needed traffic into downtown Evanston?

Security
Neighbors imagine the concerts will encourage behavior detrimental to neighborhood quality of life. We have no actual evidence of this projection, but can discourage its occurrence. Why not require Northwestern to hire street ambassadors to patrol the concert area to help visitors find their way, deescalate confrontations and pick up trash? The Loop Alliance uses this service now in downtown Chicago. Evanston has used this service for the ongoing "clean team" in downtown Evanston.

Property Values
The residential neighborhood that is home to the Ravinia Festival in Highland Park provides an interesting comparison. The Ravinia Festival, situated in the middle of a residential neighborhood and accessible by car via a two lane Green Bay Road, hosts 600,000 visitors over approximately 120 events every summer. By comparison, even IF Northwestern hosted ten sell out concerts at approximately 28,000 visitors for each (which is far beyond what they suggest), the total number of visitors would be less than half of what these Ravinia neighbors host every summer.

The link below shows NO detrimental effect to residential property values in the Ravinia neighborhood. Quite the contrary, this neighborhood is in the top 2% of net worth for American neighborhoods. Home prices are most expensive than 93% of neighborhoods in Illinois. The current vacancy rate is 3%, which means supply is very tight compared to demand. My source for this data is enclosed below. So, if a neighborhood in Highland Park can host DOUBLE the number of visitors over TWELVE TIMES the number of events expected at Ryan Field in the the most extreme projections with no detrimental impact on property values, what is the evidence that it will happen in the Central Street area?

https://www.neighborhoodscout.com/il/highland-park/ravinia

Melissa, please forward my comments to members of the Land Use Commission. My contact information is listed below.

Susan Barrett Kelly (31 year resident of Evanston)
1640 Maple Ave. Unit 1608
Evanston, Il 60201
Mobile: 847-644-1282

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

The united center in ward 7! Really? This is zoning???

1 message

Jill Schacter <jillschacter@gmail.com> Thu, Feb 2, 2023 at 12:43 PM
To: mklotz@cityofevanston.org

Hello Melissa,

I urge you to reject NU's greedy desires to profit off the backs of those who live in North Evanston and beyond. Running a for profit mega entertainment center in this 7th ward residential area has nothing at all to do with the University's mission. This is really a time for the City to stand up to Northwestern instead of bowing to their power and wealth. **They are capable of giving back to the City WITHOUT essentially changing the nature of this neighborhood from one of families, children, and the elderly, to a United Center or All State arena neighborhood.** Just exactly how does this makes sense in responsible zoning? I can assure you that this neighborhood and its pathway to the hospital will end up being horribly clogged with no way in or out on a regular basis. Acts of vandalism, garbage issues, traffic jams, parking infractions, traffic accidents, reckless driving, DUI, all of these will become the city's problem and I know we don't have the staffing for it. Let them create a new stadium but PLEASE put strict limits on usage. If they are overbuilding and need for-profit events to pay for it then they can work within their limits.

I live half a block from the stadium and I am also a graduate of Northwestern. I have never had a problem at all with football games (though before the fence was put on the west end of the parking lot, one of my neighbors who lived adjacent to the lot had an attendee take a dump in her backyard!), basketball games, graduations...I have actually enjoyed all of these uses. But this is something different entirely and certainly not what I signed up for when I purchased a home here in 1994. I lived here when NU took a shot at holding the for profit Virginia Slims tennis tournament at then Dyche stadium. This was fought and won.

It has long been in their sights to make money off of the stadium. If they want to behave like the multi billion dollar corporation they are then they should be treated accordingly. Please do not rollover for Northwestern. Let the City play Alpha Dog this time. DO NOT ALLOW FOR PROFIT CONCERTS AT NU.

Thank you,

Jill Schacter
1713 Livingston Street

City of Evanston™

Melissa Klotz <mklotz@cityofevanston.org>

Changes in zoning

1 message

Donald Scott <donaldscott39@comcast.net> Wed, Feb 1, 2023 at 10:59 PM
To: mklotz@cityofevanston.org

Please listen to the residents in the neighborhood of the stadium. The Northwestern proposal will utterly negatively affect the families who come to Evanston for the quality of life. Please do not give in to promised revenues. First, even if the revenues came it is mot right to alter the lives of the families affected. Second, almost never are financial projections realized.

Please don”t approve any zoning changes for the new stadium.
Donald Scott

502 TrinityCourt, Evanston, IL 60201.
Emails:
victoriah.scott1945@comcast.net
donaldscott39@comcast.net
Home Phone: (847) 613-2274.
Cell Phones:
Don: (847) 691-5136
Victoria: (847) 736-2860

SHAPIRO & ASSOCIATES LAW

618 Academy Drive, Unit B | Northbrook, IL 60062

June 5, 2023

Via Email

Melissa Klotz
Zoning Administrator
Morton Civic Center
City of Evanston
2100 Ridge Ave. | Evanston, IL 60201

Re: Proposed Text Amendment for Ryan Field

Melissa:

My office represents the Most Livable City Association (MLCA) in reference to its concerns regarding Northwestern University's pending zoning applications for Ryan Field. The purpose of this email is to not only address some of our concerns about the proposed text amendment application (the "Application") but to also seek guidance as to staff's intended role in processing and reviewing the same. As it relates to the proposed text amendment, will staff provide a critical review, proposed revised language, or seek clarity from the applicant, or will it otherwise take on a less active role and merely advance the Application towards a public hearing? We hope it is the former since I do not think that the proposed amendment is in a form that the City of Evanston (the "City") can act on. That said, below find a discussion about some of my client's concerns relative to the text amendment as it is currently drafted.

The petitioner's proposed text amendment and supplementary narrative suggests that it "is necessary … and consistent with stadium projects across the country." Remarkably, there is not a single other text amendment from another community which the application references in support of its claim. As part of its reasoning to amend the text of Section 6-15-7-2, Northwestern states that it is unclear regarding what types of events are allowed. Yet, the Application itself suffers from the same problem and its efforts to seek clarification only creates more uncertainty. It is our hope that the City staff will require Northwestern to draft more direct and exact language so that a proper and meaningful evaluation is possible. Many ambiguities exist in the petitioner's proposed text amendment. The following clause in the petitioner's amendment illustrates this point:

> Indoor and outdoor lectures, speakers, non-musical festivals, social events and other community or cultural events, and musical performances in conjunction or associated with the foregoing, hosted by the University or City and designed for the local community, provided that attendance is limited to seven thousand five hundred (7,500) persons or less and no more than 60 days of such programming shall be offered outdoors in a given year. Such events shall not include any outdoor plaza rentals to organizations not affiliated with the University or City, all of which shall require approval by the City's Special Events Committee

The proposed text amendment leaves the unanswered question of what "designed for the local community" means. There are no definitions nor criteria. Additionally, how will attendance be

limited or monitored? Considering the outdoor events, how will it be possible to have 60 outdoor events between May and October along with proposed events such as football games? Similarly, the list of uses confusingly identifies both "non-musical festivals" and "musical performances." The phase "in conjunction or associated with the foregoing" appears to qualify the uses/activities but the "foregoing" appears to reference the preceding list of uses, which includes parking lot, playground, and fieldhouse. It remains unclear how a non-musical festival can be held in "conjunction or associated with" a parking lot or playground. Does that mean that outdoor plaza rentals to groups not affiliated with the City or Northwestern University are not counted in the 60 outdoor events or that such private rentals are not subject to any restrictions on the intended audience or size? Or that they are counted in the 60 outdoor events and do have a size restriction (which is 10,000 or 7,500?), but must also get approval from the Special Events Committee? Furthermore, some of the permitted uses would be considered accessory uses, not principal/permitted uses. For instance, neither the City nor the neighbors would be favorably inclined to allow a commercial parking lot operated on the site as a separate principal use.

The Application also discusses musical performances "intended for the University community" provided that the attendance is limited to 10,000 persons or less. While the attendance is limited, there is nothing in the text amendment limiting the number of such musical events. Moreover, the wording that suggests that these events would be intended for the University community is vague and lacks any definition. How is the intent determined and what is the University community? Moreover, how would such be enforceable?

Regarding "public facing concerts," there again appears to be several aspects of the proposed language that are vague or lack clarity. For example, to the extent a coordinated transportation management plan has been offered as a condition for the public facing concerts, it is impossible to understand and appreciate the impact of the public facing concerts without knowing what such a plan is. Nor is there any reference to any standards by which it would be approved or even reviewed. In addition, it is unclear what a "reasonable provision for multi modal traffic devices" means or includes. Moreover, Northwestern's statement that it will "explore coordinating with Metra and CTA to arrange rides to/from the concert without purchasing a separate ticket" is speculative at this point. To be clear, there are no provisions for multi modal traffic devices, transportation management plans, nor coordinated plans with Metra and the CTA accompanying Northwestern's applications. Until there are, neither staff nor the public can adequately evaluate the application.

MLCA requests that staff insist that any proposed text amendment regarding Ryan Field be drafted and presented in a way that is clear and unambiguous such that an average resident can understand it. In its current form, it is anything but. MLCA urges City staff to require that the petitioner put the text amendment into a form that is up to state-of-the-art development control regulation form and take a critical eye to the proposed text amendment as currently drafted.

Very truly yours,
SHAPIRO & ASSOCIATES LAW



By _____
Dan Shapiro

cc: David DeCarlo; Lauren McFarlane; Kenneth G Proskie; Parielle Davis

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

No Mega Concerts at Ryan Field

1 message

Judy Shaw <shaw515@sbcglobal.net> Tue, May 16, 2023 at 7:03 PM
To: dbiss@cityofevanston.org, erevelle@cityofevanston.org, mklotz@cityofevanston.org

As a home Wilmette owner, I am writing to express my opposition to NU's plan to host Mega Concerts at Ryan Field. I object to commercial events being hosted for their profit while the surrounding communities bear the costs. I object to the noise expected from these concerts as I live at the very south end of the village, as well as traffic, parking hassels, unsafe driving with alcohol being served at these concerts, and semi-trailer trucks bringing equipment which will cause wear and tear on our roads.

For the past couple of years NU has had an **annual $60 million SURPLUS** in their budget, their wish to profiteer from these concerts is obnoxious. The corporatization of the university is their business UNTIL it spills over into the quality of life in **my** hometown. Evanston has been developed into oblivion to make up a tax shortfall because the uni doe not pay sufficient Ev city taxes. I fully resent their assumption that they can impose their will on Wilmette as well.

I hope you will do everything to intervene in the Zoning issue at the Ev City Council. If disincentives are needed please create them.

Thank you, Judy Shaw

607 4th St.
Wilmette, Il

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Concerts at Ryan Arena

1 message

Michael Silbert <michael_silbert@sbcglobal.net> Fri, Jun 16, 2023 at 10:52 AM
To: "dbiss@cityofevanston.org" <dbiss@cityofevanston.org>, "erevelle@cityofevanston.org" <erevelle@cityofevanston.org>, "mklotz@cityofevanston.org" <mklotz@cityofevanston.org>

I live just north of the stadium in the 100 block of 6th street in Wilmette. Having experienced what night baseball did to the surrounding neighborhood of Wrigley field, I'm opposed to duplicating the congestion noise and litter that the concerts would bring to the residential neighborhood.

NOTE: The information contained in this message is confidential and may be protected by the attorney-client privilege and/or the work product doctrine. If you have received this electronic message in error, please reply to the sender and destroy this message.

Pursuant to federal regulations imposed on practitioners who render tax advice ("Circular 230"), we are required to advise you that any tax advice contained herein is not intended or written to be used for the purpose of avoiding tax penalties that may be imposed by the Internal Revenue Service.

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

JUST SAY NO!

1 message

Linda Stremmel <lindastremmel@gmail.com> Wed, May 17, 2023 at 1:56 PM
To: dbiss@cityofevanston.org, Eleanor Revelle <erevelle@cityofevanston.org>, mklotz@cityofevanston.org, NUPresident@northwestern.edu, Contact@robyngabel.com
Cc: plunkettS@wilmette.com, BarrowP@wilmette.com, ShepardJ@wilmette.com

There are so many compelling reasons to reject the NU plan to offer for-profit concerts at Ryan Field...
I have lived in Wilmette for 30 + years including during the NU Rose Bowl year when the local streets were impossible to navigate, parking was insufficient so the streets were stuffed full of illegally parked cars and lots of visitors were wandering around mostly lost looking for their cars (some quite intoxicated).

1.Traffic equal to big football games, but focused in summer, and late into the night is disruptive to a residential neighborhood like ours in SE Wilmette.
This is magnified if rain or other delays make the concerts run into the late hours of the night/early morning.
2. Concert set-up is a loud multi-day intrusion - similar to construction noise also an unnecessary disruption to business and homeowners. Think pollution, congestion/smell of semi-trailers and the damage to small roads including the brick ones surrounding my home.
3. Parking is insufficient! Only 4% of the parking needs for the stadium are provided for by the university parking lots!!! Since most attendees will be from out of town (students are not here during the summer months) that translates into crushing cars onto our streets! Other venues provide 33% of the parking needs.
4. The size of the venue is to be one of the largest in the state. It seems incredibly unnecessary to add this kind of entertainment capacity to a suburban community when the City of Chicago has multiple venues like the United Center and Wrigley Field which can and do host big concerts/events. This venue would be even bigger than the Rosemont Horizon and the United Center.
5. Allowing alcohol sales at all the events promotes drinking and driving since we already know most people (90% is the estimate) will be driving to the events.

NU has property they already own and exempt from paying taxes on in Evanston and in Chicago. Build this for profit venue where it belongs - ELSEWHERE and not in a small, quiet residential neighborhood.The university already can build a stadium and host non-profit events without a zoning change.
DON'T LET THIS OR ANY TAX-EXEMPT LAND OWNER HOST COMMERCIAL EVENTS AND IMPOSE THE COSTS, LITERAL AND FIGURATIVE, ON
IT'S NEIGHBORS IN WILMETTE AND EVANSTON.
--
"Quiet the Mind, Soothe the Body, Ignite the Spirit"
Linda Kahn Stremmel
Integrated Coaching Solutions
Life Coach, Certified Yoga Teacher
847-687-9595
lindastremmel@gmail.com

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

A Letter Concerning the NU Zoning Amendment Application

1 message

Lisa Taylor <lisa000taylor@gmail.com> Mon, Feb 13, 2023 at 5:38 PM
To: mklotz@cityofevanston.org
Cc: Laurie McFarlane <lmcfarlane2720@comcast.net>, Mary Rosinski <maryrosinski@gmail.com>

Dear Melissa,

Please include the following letter in the record for NU's zoning amendment application that is before the Land Use Commission.
Thank you for the chance to be heard!
Lisa Taylor
2752 Eastwood Ave

Dear Evanston and Northwestern Officials,

I'd like to invite you to come and enjoy our neighborhood, which surrounds the stadium complex, on a non-event day. It's quiet, safe, and worth the large amount of taxes and mortgage we pay to live here. I'd also like you to come on a football day, when the streets are completely blocked by traffic, amplified noise from the speakers infiltrates closed windows a surprising distance from the stadium, and stadium patrons and tailgaters litter the ground (and sometimes urinate in the alleys). If this were your neighborhood, would you want to allow many more days of this?

Northwestern has made a number of statements that are not backed by accurate facts and should be examined closely:

- They posted that the residents were surveyed and a majority were for the rebuild. We have been very vocal about opposing the zoning changes, so that statement requires more information about exactly who was surveyed.

- Business owners have long argued that game days hurt their businesses, directly refuting Northwestern's statement that they will benefit.

- Regarding jobs for residents, have the current stadium events provided jobs?

- With regards to parking issues, Northwestern has given percentages of patrons who will arrive by rideshare or public transportation - have they gathered data from previous events to support this? How did they arrive at these numbers?

- With regard to the height of the stadium, they compared the proposed height to the current press box, not to the majority of the structure which is much lower, making the proposed stadium more than double the height of the current walls.

- Northwestern stated that their police officers have done a good job controlling traffic coming in and out of stadium parking - but in our experience, we know that we will be trapped by the traffic and unable to get in or out of our streets while the parking lots are filling or emptying. I had an incident where I needed emergency medical attention, and I was stuck for 15 minutes on Isabella, half a block from my house, trying to get to a medical facility. Please note that there have been life-threatening medical events for neighbors during stadium traffic, and some did not end well. This is a very scary thing, even more frightening that there would be many more days with bad traffic near a hospital and fire station.

Ken Proskie posted an elegant and well-researched letter to the editor in the Evanston Roundtable on February 6, 2023, examining the cost of the rebuild and comparing it to other university stadium rebuilds. I urge you to read it and consider his points.

The neighborhood has very good reasons for opposing the zoning changes that Northwestern is proposing: it will make our neighborhood unlivable and unsafe for every day that there is an event, and they are asking for unlimited events. Evanston's current zoning code exists to protect us from exactly this type of proposal, so any construction does not negatively impact abutting districts and properties.

Northwestern stated that the stadium rebuild isn't financially feasible unless there are drastic zoning changes and unlimited events for up to 10,000 - if they have to make a portion of Evanston unlivable, then it's not financially feasible,

period. I hope that the decision-makers consider if they would want these changes to their own neighborhoods, and I hope Evanston stands up for its residents to keep our city a wonderful place to live.

Lisa R Taylor
2752 Eastwood Ave

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Medical emergency – could not get to hospital on game day

1 message

D Thiersch <dthiersch3@gmail.com> Mon, Feb 13, 2023 at 2:48 PM
To: mklotz@cityofevanston.org

Dear Ms. Klotz,

I am writing to you about an incident that was included in an Evanston Roundtable article about a woman, Leila Raab, who was unable to get to the hospital with her husband, who was having a heart attack, because of traffic gridlock caused by a football game at Ryan Field. Leila said that they were literally driving down the middle of Central Street, going very slowly, and there was nowhere to take a detour. She questioned how the city can be considering adding more traffic on Central given her experience.

I believe that when it comes to zoning changes to allow for huge concerts, we risk a repeat of this terrible occurrence. Quick access to the hospital is essential for all of Evanston (and nearby suburbs). NU's claims that it will control traffic should not be accepted. It has had years to control traffic on game days and has not done so. I live near the stadium and know this to be true. It will be extremely difficult, if not impossible, to keep traffic flowing on single lane streets when many thousands of people are arriving and leaving at the same time. These streets are not set up like those around the United Center. If drivers have been drinking alcohol, it could be even worse, with accidents stopping traffic even more.

Allowing huge concerts will be an experiment of epic proportions with possible tragic results. Leila's experience occurred on one of those few football game days a year. But it stands to reason that by increasing the number of huge stadium events to possibly every week, the likelihood of this happening again will also increase. Avoiding another tragedy is much more important than the desire of NU, an already wealthy university, to make even more money by going into the for-profit concert business. We don't want to look back on this moment of decision with regret later.

With the current zoning in place, the city can protect the neighborhoods and our access to the hospital. If the zoning amendment is approved, even for a limited number of events, NU will come back again and again asking for more and suing the city as it has already done several times in the past. NU's past behavior has demonstrated it will not stop once it has been given a little. The zoning was put into place to protect the neighborhoods. The neighborhoods still need this zoning to protect them. Please reject this zoning amendment request in its entirety. NU can rebuild its stadium but should not have its zoning changed. Leila could not get to the hospital in time to save her husband. We can't let that happen again.

I am requesting that this letter be put in the record for Northwestern's application for a zoning amendment that is before the Land Use Commission.

Thank you,
Debbie Thiersch

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Ryan Field Rezoning

1 message

Ken Tornvall <kentornvall63@gmail.com> Fri, Jun 9, 2023 at 3:52 PM
To: Daniel Biss <dbiss@cityofevanston.org>, "mklotz@cityofevanston.org" <mklotz@cityofevanston.org>

Hello Daniel and Melissa,

We reside at 1307 Rosalie Street, Evanston, IL 60201.

We are strongly opposed to any zoning variance for the new Ryan Field. We are literally in the shadows of Ryan Field and have no interest in any expansion of activities at the new field. Ideally, we would love for it not to be done/built at all.

Our neighborhood is teeming with young children. The latest born just 2 weeks ago. On our small street, there are at least 10 children under the age of 10. If you ad in Asbury and Jackson, Central to the north and Colfax south, there are another 15 easily. Many of them are under 5. . It just seems like a recipe for disaster, the zooming Uber and Lyft drivers, etc.

Then you have construction. I don't have to tell you how that will negatively impact us. The air quality, the truck traffic and Idling will be awful

This not to you both could easily go three or more pages but I will spare you both but ask that we not allow the rezoning to happen. Seven football games and graduations are what we signed up for.

Where do concerts fit in with Northwestern anyway? What would be the % of Wildcat in the seats at a 35,000 person concert?

This just makes no sense at all.

Can you please respond and cc our council members/alderman. I would like to draft a note to each of them as well.

Thank you for your consideration,

Ken Tornvall and Lisa Russ
1307 Rosalie Street
Evanston, IL 60201
708-552-6001

City of Evanston™

Melissa Klotz <mklotz@cityofevanston.org>

Northwestern's Zoning Change

1 message

Bruce Winograd <bwinograd@sbcglobal.net> Wed, May 24, 2023 at 5:17 PM
To: "plunketts@wilmette.com" <plunketts@wilmette.com>, "braimanm@wilmette.com" <braimanm@wilmette.com>, "dbliss@cityofevanston.org" <dbliss@cityofevanston.org>, "erevelle@cityofevanston.org" <erevelle@cityofevanston.org>, "mklotz@cityofevanston.org" <mklotz@cityofevanston.org>

I live within walking distance to Ryan Field and I oppose Northwestern's request for a zoning change. I also oppose the rebuild proposal.

Bruce Winograd

City of Evanston

Melissa Klotz <mklotz@cityofevanston.org>

Please Say NO to Ryan Field Mega-Concert Proposal

1 message

Jean Yang <jeanyang@me.com> Sat, May 20, 2023 at 11:22 AM
To: dbiss@cityofevanston.org

Hello,

As a 30 year resident of Wilmette, I and am deeply concerned by the proposed mega-concerts/events to be hosted at Ryan Field. As you are aware, the venue is juxtaposed with quiet family neighborhoods and what is being planned is a huge intrusion into the lives of individuals and families who never expected to live with the onslaught of craziness that these events would bring.

I respectfully request that you support our community and say NO to for-profit mega-concerts at Ryan Field, and for Wilmette, that you make sure that resident-only parking and truck route restrictions are imposed if concerts are approved.

Thank you for your consideration and warm regards,

Jean Yang
1516 Elmwood Avenue
Wilmette

GINGOLDLEGAL

July 17, 2023

To the City of Evanston Land Use Commission
For distribution via City of Evanston Law Department (Alex Ruggie)
BY EMAIL (aruggie@cityofevanston.org)

Re: Continuance of August 9 Hearing regarding Ryan Field Project

Dear Commission Members:

I write with respect to the Commission's consideration of Northwestern University's applications to rebuild its football stadium and to amend the zoning ordinance with respect to the U2 zoning district (the "Application"). I understand from the City Manager's website and what I've read in the local press that the Application is scheduled to be considered at the August 9, 2023 Land Use Commission ("LUC") meeting.[1] Pursuant to Article VI, Section 6 of the LUC's amended Rules and Procedures, I respectfully request that the LUC grant a continuance of the August 9 hearing and its consideration of the Application until such time as the City of Evanston can finish collecting information from Northwestern and to then conduct further independent studies of the issues addressed by the (i) Environmental Assessment Review and Summary conducted by Wrightson, Johnson, Haddon & Williams with respect to the noise expected to be generated by the concert events that Northwestern seeks to hold; and (ii) Concert Venue Traffic Impact Study conducted by Kimley Horn with respect to the parking and traffic issues presented by such events (together, the "Northwestern Studies").

As many of you know, I served for ten years as a member of Evanston's Zoning Board of Appeals. I am very familiar with the City's Zoning Ordinance and the challenges of applying its strictures to a developing city. I hope that my commitment to the City of Evanston as a ten-year volunteer, and the subject matter expertise that experience has given me, may accord some weight to what I have to say. I also live at 1326 Isabella St., well within 500 feet of Northwestern's property and the U2 District, and thus will be very directly impacted by what Northwestern proposes to occur at the subject property.

[1] If the matter has not yet been officially calendared for August 9 by the LUC, I request that you consider this letter and my request in determining when to schedule such meeting, such that it occurs only after the City has had an opportunity to finish collecting information from Northwestern and to conduct its own independent studies.

I also would like to point out that, in my ten years on the Zoning Board, I argued for and voted in favor of many Northwestern's projects, often in my neighborhood and often over the objection of my own neighbors. I voted in favor of "The Great Room" late night café in 2010, the renovations to the Rocky Miller Park in 2016, and the reconstruction of Northwestern's west parking lot on Central Street in 2016. I have found that, in the end, Northwestern regularly has shown a willingness to adapt and compromise to better make its projects fit the neighborhoods in which it co-resides. What Northwestern has proposed is a sea change from the use of U2 District property as it has existed since Ryan Field first was constructed in 1926. While I, and my neighbors in the 7th Ward and in the south of Wilmette, all unquestionably signed on to move into a neighborhood that would host 6-7 football games per year, and other University sporting events, none of us ever contemplated that Northwestern would one day use these facilities to host a number of for-profit concerts, in some ways unlimited. Given the significance of this change, and its *potential* to have devastating impacts on the surrounding neighbor properties, it is even more critically important than usual that the LUC allow the City more time to engage **truly qualified**, independent experts to review and challenge the biased assumptions and analyses commissioned by Northwestern so the LUC (and later, City Council) can be presented with and consider full, non-biased expert evidence analyzing these potential impacts.

The LUC's responsibilities with respect to zoning matters are established in the City Code. As all of you unquestionably know, the Standards for Amendments of Northwestern's proposed text amendment to expand the uses permitted in the U2 District require the LUC and City Council to consider:

(A) Whether the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive General Plan, as adopted and amended from time to time by the City Council.
(B) Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the subject property.
(C) Whether the proposed amendment will have an adverse effect on the value of adjacent properties.
(D) The adequacy of public facilities and services.

The Code states that these should be considered "among other factors." Traditionally, with respect to zoning amendments, the LUC also considers whether the proposed use will cause a negative cumulative effect on surrounding properties or the immediate neighborhood; whether the use will interfere with or diminish the value of properties in the area; and whether the use will cause undue traffic, parking congestion or noise. *See* Code §§ 6-3-5-10 (Standards for Special Uses) and 6-3-5-16(J) (Standards for Administrative Review Use).

The Northwestern Studies—and the issues addressed by them—are directly applicable to each of these standards that LUC must consider in determining whether to recommend the proposed text amendment. With respect to the Comprehensive General Plan, i.e., the first applicable standard, in its current version,[2] the Comprehensive General Plan specifically addresses the role in our community of Northwestern University, by far the greatest landowner and employer in Evanston. Chapter 6 of the Plan discusses our "Institutions" (including Northwestern). Its stated goal is to "[s]upport the growth and evolution of institutions [like Northwestern] while recognizing that they are a part of their mostly residential surroundings." The Plan's policies state the need to "[r]eview zoning standards and parking regulations to work toward a balance between institutional needs and the quality of surrounding neighborhoods." The text further clarifies, "As a goal, Evanston should support the growth and evolution of institutions so long as the growth does not have an adverse impact upon the residentially-zoned adjacent neighborhoods." Again, in order to approve the proposed text amendment and the for-profit Northwestern events it would allow, this body must find that the Amendment is consistent with these goals, objectives and policies. And it also must find that the public facilities are adequate to serve the amended permissions. As of now, however, the LUC (and City Council) are not informed by complete, accurate, fact-grounded information or analyses.

That the applicant-commissioned Northwestern Studies (as well as Northwestern's fanciful economic study for the project) may be biased and should be viewed with skepticism is not a revelation. At the June 14, 2021 City Planning and Development meeting, Community Development Director Johanna Nyden observed that in more than ten years working for the City of Evanston, she had never seen an applicant-commissioned traffic study that concluded there would be significantly more traffic from a new development project. Councilmember Wynne echoed that the City should undergo independent analyses of such studies in order to avoid the bias in having them conducted and paid for by the applicant. *See* https://www.youtube.com/watch?v=F9GLCRMsiTc&t=2536s (starting at 42:30). Here, the Northwestern Studies unsurprisingly conclude there will be minimal impacts from the addition of the concert events.

The City of Evanston's Staff recognizes the importance of conducting its own studies to analyze these issues. I know for a fact that the City had been working for months to negotiate with Arup, a well-respected firm with extensive experience in concert sound, to evaluate the sound-related issues in that Northwestern Study. I was told by a neighbor that the City recently changed course and switched its discussions for such a sound study with SafeBuilt, a company with no particular experience in sound or concert sound. Based on comments City Staff made to this neighbor, it seems the City may have made this decision based in large part on the

[2] In the spring of 2023, the City began a process of considering a new Comprehensive Plan and Zoning Code. Obviously, if the Comprehensive Plan and Zoning Code may be changed materially by this process, it further begs the question whether the LUC or City Council should be considering a significant text amendment for the U2 District right now at all.

concern that the August 9 hearing date would not allow them enough time to have the work done by the seemingly-more-qualified Arup firm.

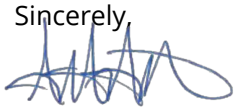
I also am aware that the City requested Northwestern to produce (a) an Event Management Traffic Plan (promised in the traffic Study) and also (b) a truck staging plan related to the large equipment and trucks that will be associated with the events. I believe Northwestern has not yet produced such information. City Staff obviously should have time to receive and review this additional information well in advance of the LUC's consideration of the issues, and to have their independent experts consider the information in their own analyses.

The City should be permitted to allow those studies to be conducted and to shape its recommendations to the LUC and City Council, as well as to allow affected neighbors and all Evanstonians to further evaluate their own positions on the proposed project.

In sum, the LUC cannot possibly fulfill its duties in evaluating the Standards, and should not take any action on the presently proposed zoning text amendment, until after City Staff has had an opportunity to receive and evaluate all of the information requested of Northwestern, to commission its own independent studies of the traffic, parking and noise issues presented by the Application, and to formulate appropriate recommendations to LUC in view of the same. Therefore, I respectfully request an indefinite continuance until such independent evidence can be gathered and evaluated.

Thank you for your consideration of my request for a continuance.

Sincerely,



Scott H. Gingold

Cc: Matt Rodgers (Evanston Land Use Commission, Chair)
Meghan Jones (City of Evanston, Proposed Projects, Staff Contact Ryan Field Project)
Nicholas Cummings (City of Evanston, Law Department)
Stephanie Mendoza (City of Evanston, Clerk)
Paul Zalmezak (City of Evanston, Head of Economic Development)
Eleanor Revelle (7th Ward Councilmember)

July 18, 2023

To: Members of the Evanston Land Use Commission
From: Clare Kelly, First Ward Alderwoman; David Schoenfeld; Julie Johnson, members of the Northwestern University-Evanston Committee

Dear Members,

As you know, Northwestern University has put forth a plan to rebuild Ryan Stadium and is asking for zoning changes that would allow as many as 10 music concerts and alcohol sales at the stadium. Our Committee, which was established in 2004 by a court ordered consent decree between Northwestern and Evanston, held meetings in March, April and June of this year, and served as a vital forum for Evanston residents to comment upon the plan.

Although University officials declined to respond to resident concerns at the April meeting and were no-shows in June, residents were given time to speak, and we made note of their concerns.

We felt it was valuable to share with the Land Use Commission what we learned from Evanston residents:

"My Way or the Highway"

1. Frustration with lack of opportunities for resident input and a sense that NU has a "my way or the highway" approach to the commercialization of its U2 property and adjoining T1 parking lots.

- Residents have not had an opportunity to have meaningful interactions about the project with Northwestern officials. NU interactions have been in the form of controlled presentations.
- Daytime presentations were unavailable to those who work.
- Deluge of marketing materials from NU in support of the project.
- A telephone survey in which residents were called multiple times and told they can take the survey more than once.
- Results of the impact study commissioned by Northwestern were called "proprietary," and not available to the public.
- NU members of the Northwestern University-Committee at its April 12, 2023 meeting declared the T1 Zone adjacent to and part of the Ryan project off the table and would not respond to resident questions and concerns.
- No NU representatives attended the June 14 meeting of this committee, even though these quarterly meetings are mandated by a federal court order.
- Concern that results of the Evanston-commissioned impact study would not be available before the Aug.23 meeting of the LUC.
- Frustration that Evanston is forced to pay for its own impact study (since the methodology of the NU study is not available to us.

Noise

- Homeowners bought their property knowing they would hear noise from seven football games per year, not an additional 10 music concerts and other events. Right now noise can be heard inside homes with the windows closed and, of course, it is much louder while trying to enjoy the yard. Under the new plan, noise will be more frequent and worse.
- NU's noise study results may be inaccurate since they were calculated with levels that are standard for football games rather than rock concerts.
- Wilmette neighbors have been seeking action from NU since 2019 to reduce noise from rooftop chillers at Welsh Arena, to no avail. This does not bode well for NU being responsive to any Evanston or Wilmette concerns with any new stadium.
- While NU claims that a canopied stadium emits the least noise, residents are concerned from reports that canopied stadiums are the loudest since they cause sound to bounce around and amplify.
- NU statement that ambulances (brief and periodic) are worse than concert noise (continuous for several hours) and often take place during the evening hours).

Parking and Congestion

- NU proposes to address parking, traffic, and other issues after zoning changes are approved and to contain them in an MOU, which would not be legally binding and easy to ignore. Evanston would have no leverage over their powerful neighbor on these serious issues if an MOU were to be negotiated after the Council approved NU's requested zoning change,
- Parking is already a major challenge for residents. Residents complain of cars parked across/in driveways and in no-parking zones. Fans seem to feel that parking tickets are the cost of parking for the game. On typical football days, hundreds of illegally parked cars are towed from surrounding residential and commercial streets.
- It is nearly impossible to visit a business for large stretches of time during game days. How will businesses be impacted by 10 extra event days? Previously business owners in the vicinity of the stadium have overwhelmingly opposed increasing the number of events.
- All of Evanston is likely to be affected by increased traffic as cars leaving the Edens and finding Central backed up will turn to Dempster, Main, and Church.
- Upon arriving at the stadium, there are too few entry points to the parking lots, which will cause vehicle backups. Fences constructed along the west side of the T1 zoned-parking lot have pillars that align with end points of residential streets. Residents are concerned there may be NU plans to one day put gates in these places and allow ingress and egress at those places. This would be a terrible disruption of residential streets.
- Long before and during the aftermath of a game, residents cannot leave or return to their homes by car.

- Travel of patients and doctors to Evanston Hospital will be heavily impacted during events, with life threatening consequences.
- Evanston Hospital is currently a Level 1 trauma center that serves the North Shore as well as parts of Chicago. Would the commercialism of the U2 district cause this area to lose its trauma center?
- Firestation #3 is located on Central 3 ½ blocks east of the stadium. Traffic and congestion could have deadly consequences in the event of fire or other emergencies.

Other Disturbances

- Public urination, trash left behind by fans now occurring on 10 additional occasions.

Precedent and history

- Northwestern's mission has always been purely educational. Making money from professional sports and music concerts is not aligned with this mission.
- How would Evanston's character be impacted by turning the City into an entertainment magnet. How does this mesh with Evanston's vision of its future?
- Residents see a pattern–going back decades–of the University pushing Evanston to permit NU to earn money from big commercial activities that disrupt residential life. The past is littered with University proposals for more and bigger events that were ultimately rejected by most residents and elected officials. Illegal events have been held and then later cited as precedent for subsequent commercial events. This Stadium Plan and its proposed commercialization of T1 and U2 zones is merely the latest and most ambitious of these proposals. For a detailed history, please see Spotlight Evanston, compiled by resident (did not catch her name)

Potential Ideas

- Reject the plan
- Put the plan on hold
- Forge a Community Benefits Plan (CBA)
- Negotiate Payments in Lieu of Taxes (PILOT).

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Re: Proposed ground water pumping for Ryan Stadium

1 message

Eleanor Revelle <erevelle@cityofevanston.org> Tue, Jul 11, 2023 at 5:42 PM
To: dcookaia@gmail.com
Cc: Elizabeth Williams <ewilliams@cityofevanston.org>, Meagan Jones <mmjones@cityofevanston.org>

Thank you for this, David. I suspected as much, I agree that NU should provide an environmental assessment of their plan to pump groundwater 24/7,
Eleanor

On Jul 11, 2023, at 1:13 PM, dcookaia@gmail.com wrote:

In reviewing their recent application to the Land Use Commission, I noted that NU proposes to have pumps drain the lowered field area within the concert venue.
I just spoke with a soils engineer regarding the proposed extensive and continuous pumping of ground water from the proposed Ryan Concert venue site. This constant dewatering would lower the local ground water table down to below ambient ground water table levels.
He said that depending on the level of the ground water table (which may fluctuate as much as 6' from historic lows and highs) and the porosity of the soils, this could have localized draw down effects on neighboring ground water levels for a large area around the venue.
Without additional mitigation efforts this could affect neighboring tree viability as well as lawns and gardens.
Prior to meeting with the Land Use Commission, NU should present the City of Evanston with an environmental impact study which will address the effects of this proposed dewatering of the area in and around the proposed concert venue, so that the City of Evanston will understand the full effects of what NU is proposing.

David Cook
Prairie Ave. Consultants
dcookaia@gmail.com
847-363-2933

Andrew de Freitas

115 3rd St.

Wilmette, IL 60091

andefreitas@yahoo.com

August 9, 2023

Meagan Jones

Interim Planning Manager

City of Evanston

Re: Traffic Analysis for Ryan Field

Ms. Jones,

I spent a number of hours this weekend poring over the Traffic Analysis, and the more I did, the more alarmed I became. I have detailed a number of concerns in my letter below. **Please forward this for consideration to the members of the Evanston Land Use Commission and Evanston City Council**.

First, and perhaps **most importantly, I would point out that the Traffic Study is just that – a traffic study, not a transportation study. The latter is required to understand the logistics of moving 28,500 attendees into and out of Ryan Field, and has not been performed**. Specifically, when one reads the traffic assessment, it is clear that Kimley-Horn, the consultant performing the analysis, focuses almost exclusively on assessing traffic patterns, assuming that those who do not drive to the event will take public transportation. However, **there is no assessment of the ability of public transportation systems to handle the volume of attendees that would require that service and no assessment of pedestrian flow through the surrounding communities. The absence of this assessment indicates that the University is negligent in its obligation to the surrounding community** to assess the impact of the proposed concerts on their Evanston and Wilmette neighbors.

Some might ask why the logistics of a concert are different from those of a football game – in other words, "if things work for football games, why is there a problem with concerts?" The answer comes down to timing, as any neighborhood resident can tell you. On game day, fans arrive and depart over several hours, in part because of tailgating but also because there is no rush to leave the site in the middle of a Saturday afternoon. A nighttime concert is completely different – people typically arrive in a compressed timeframe before the concert and rush to leave in the shortest possible time afterward. That density of people arriving and departing within a short time creates special challenges. Those dynamics are especially important late in the evening as the concert gets out, which again is very different from a midday football game.

Consider Kimley-Horn's assumptions about public transportation. Table 6 of the Traffic Analysis assumes that 30% of attendees (8550 passengers), will arrive by CTA. A CTA car holds 61 passengers per car, and the Purple Line is limited to 6 cars per run due to the length of the platforms[i], so a 6-car CTA run holds 366 passengers. At that time of day, one train runs every 15 minutes, or 4 runs in an hour. Assuming the same 60 minute window used in the traffic analysis, those 4 runs would deliver 1464 concertgoers. **The additional 7086 passengers that Kimley-Horn assumes will arrive by CTA would require 20 additional CTA runs. Delivering 30% of the concertgoers over 60 minutes would require 24 CTA runs, or a run every 2 1/2 minutes. I can't imagine that the CTA could ever provide this frequency of trains to accommodate the concerts.** Remember also that Ryan Field is the second to last stop on the Purple Line, with all riders coming from south of the stadium, so they are only being delivered by trains going in 1 direction. This contrasts with Wrigley Field, where one can assume that trains going in both directions will deliver or pick up passengers. That implies that **Ryan Field requires twice the number of CTA runs to deliver the same number of passengers compared to Wrigley Field, because only runs in one direction will deliver (preconcert) or pickup (postconcert) attendees**.

No mention is made as to whether the CTA has been contacted regarding providing this additional service. However, if the CTA is unable to provide the service that Kimley-Horn assumes, local traffic volumes would rise dramatically. If the CTA were unable to add capacity, those 7086 passengers not accommodated by the CTA would require 2362 rideshares, using Kimley-Horn's assessment of 3 passengers per ride. That essentially doubles Kimley-Horn's estimate of 2430 trips departing the area around Ryan Field after a concert.

While it is stunning to realize that this practical consideration was never addressed, it is understandable when we consider that this is a traffic analysis, not a transportation analysis. **The fact that the analysis never extended beyond vehicular traffic is a fatal flaw but gives insight into Northwestern's approach to assessing the impact of this project on its neighbors**. **Key factors were never considered, but Northwestern assures the community that they have performed due diligence and that the neighborhood will experience a very limited impact.**

That's not to say that Kimley-Horn provides reliable conclusions. For instance, on page 59 of their analysis, they note "Given the **anticipated number of attendees who are projected to drive personal vehicles and park off-site in Downtown Evanston or on NU Campus at 9,195**, **and the assumed capacity per shuttle at 40 people**, along with the estimate that one shuttle can complete two-three round trips in an hour to an hour and a half, **it is recommended to procure the services of 75 – 115 shuttles**." **The sentence above implies that Kimley-Horn is anticipating the need for 230 shuttle runs** (9195 passengers / 40 passengers per shuttle). However**, in Table 8, Concert Event Trip Generation Estimate, they estimate only 45 shuttle runs before the concert and 60 shuttle runs after the concert**. Those 60 postconcert shuttle runs would accommodate 2400 attendees. What about the other 6795 attendees that would be parking in Evanston? Are they walking back to their cars? **It's not possible to read their analysis and conclude that Kimley-Horn has critically assessed the likely impact of Ryan Field concerts on the surrounding community**. When one sees trip generation estimates that are a factor of 4 lower than implied by the data that they provide, you have to ask why the summary table data are so much more optimistic than the numbers provided elsewhere in their document.

However, perhaps many of those concertgoers would walk back to their cars in downtown Evanston, as I can't imagine how 9200 people could be loaded into 230 shuttles over the space of an hour. Maybe 60

shuttles is a realistic estimate of how many could be loaded and moved in an hour after a concert. If so, that implies that at 10:30 PM as the concert lets out, 6800 concertgoers would leave Ryan Field to walk back to their cars parked in Evanston. None of this is detailed in the traffic analysis – which is why **understanding the community impact of nighttime concerts requires an analysis of all of the transportation issues, including capacity to move people by CTA, shuttle buses, and rideshare as well as an assessment of pedestrian traffic patterns, especially late at night, after the concert.**

One can go line by line and see similar issues. Kimley-Horn assumes 5% of attendees will be transported by taxi or rideshare, or 475 rideshares, using their assumption of 3 passengers per rideshare (although in Table 8 they assume only 240 arrivals and 405 departures). If 475 rideshares deliver and pickup attendees over 60 minutes, that implies a trip every 7 seconds. Anyone who has waited for an Uber or cab knows that such a passenger delivery rate is impossible even in venues supported by multilane roads (think about your last experience at O'Hare or at an event in Chicago). **The idea that a concert venue bounded on all sides by single lane roads could somehow accommodate a rideshare every 7 seconds is just not plausible. The fact that Kimley-Horn presents this as a realistic assumption speaks volumes about the quality and reliability of the analysis provided.**

The impact on the community can be understood fairly simply. There are 1566 local parking spots (excluding Canal Shores (CS), as I cannot imagine that CS will agree to have 4 freshly resod greens used for parking on weekend nights for 10 out of 16 weeks of summer, with golfers expecting to play the following day). Assuming 2.5 passengers per car, 3915 attendees will be able to walk to their cars. 24,585 will require some other form of transportation to get offsite. **How is it possible to move 24,500 people from a site that Kimley-Horn characterized as "bounded by residential neighborhoods in all directions" without devastating the quality of life in those neighborhoods?** Consider the 8550 attendees who are assumed to take the CTA – **what would it be like to have 8500 people walking to a CTA stop beginning 10:30 after a concert?** Consider especially that it will quickly become apparent that if one boards at Central St. the cars may be full – which will lead to attendees walking through the streets immediately north to get to Linden St, where the Purple line originates. **Add to that the 6800 concertgoers walking through northwest Evanston to the parking garages downtown**, if it would only be possible to get 60 shuttle runs in an hour after the concert. Northwestern is asking for authorization to hold these concerts for 10 weeks during the warm weather months (which likely means June through September). Kimley-Horn notes that "Concert events are expected to occur primarily during weekend evenings, but some may be scheduled during weekday evenings." **So if we follow the assumptions made by Kimley-Horn in their analysis, for roughly 2 out of 3 weekends over the warm weather months, Ryan Field neighbors would face a deluge of concert goers flooding through the neighborhoods beginning at 10:30**. **There is nothing reasonable about Northwestern's request to subject our community to this.**

It is clear that Northwestern has not performed a responsible analysis of the transportation resources required to deliver 28,500 concert goers to and from the venue. Some quick math shows that the logistics of moving this number of people in and out of a concert venue embedded in a residential neighborhood are impossible and would have a profound impact on the neighbors. The fact that Northwestern presents this traffic analysis as its due diligence in assessing the community impact of the concerts is revealing and appalling. Even more astonishing is that fact that this proposal is presented by a tax-exempt organization with a $14 billion endowment that is asking to transform a college athletic facility into a commercial venue. To request such rezoning without adequately assessing the community impact is beyond irresponsible.

I do believe that there is a way forward. Many philanthropic projects in Chicago have transformed large areas of the city into beloved community gathering spots, Millenium Park being a prime example. The proposed rebuilding of Ryan Field seems to offer similar areas accessible to the community. **Whether the new facility lifts up or devastates our community hinges on the zoning**. **Changing the zoning to allow commercial use of a tax-exempt facility is unjustified, review of the proposal clearly demonstrates that Northwestern has not met its responsibility to the community, and critical review of the Traffic Analysis verifies what every neighbor knows intuitively – the logistics are impossible and any attempt to stage concerts at Ryan Field would be disastrous to the surrounding neighborhoods. I urge the Evanston City Council to review the Ryan Field traffic analysis with my concerns in mind. I would love to see the new Ryan Field built as proposed – but keeping its present zoning that restricts its use to the purpose that justifies its tax-exempt status – to support Northwestern's educational mission through promoting its college athletics, not to develop a "premier regional concert venue"** (quoted from the Project Narrative provided by NU).

Thank you for taking the time to consider this request.

Sincerely,

Andrew de Freitas

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[i] https://www.transitchicago.com/assets/1/6/RP_CDMSMITH_RCM_Task2AExecutiveSummary_20170628_FINAL.pdf

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Ryan Field - Flawed Traffic Study

1 message

D Thiersch <dthiersch3@gmail.com> Mon, Jul 24, 2023 at 11:00 AM
To: dbiss@cityofevanston.org, Clare Kelly <ckelly@cityofevanston.org>, kharris@cityofevanston.org, mwynne@cityofevanston.org, Jonathan Nieuwsma <jnieuwsma@cityofevanston.org>, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, erevelle@cityofevanston.org, dreid@cityofevanston.org, jgeracaris@cityofevanston.org, lstowe@cityofevanston.org, Melissa Klotz <mklotz@cityofevanston.org>, mmjones@cityofevanston.org, contact@robyngabel.com

Dear Mayor Biss, Council Members, City of Evanston officials, and State Representative Gabel:
I am attaching a document written by Steve Harper that explains how NU's application for zoning changes at Ryan Field includes a traffic study that contains incomplete and inaccurate information.

The neighborhoods surrounding the stadium will bear the brunt of the traffic congestion and gridlock that will result if NU gets approval to host mega-concerts at Ryan Field, which does not have the type of infrastructure to handle it.

Please read the attached document that explains the flaws in the NU traffic study.

Thank you,
Debbie Thiersch

NU's Ryan Field - Installment #3 - Transportation Plan.pdf
248K

NU's Proposed Stadium – United Center (North) Without a Roof – Installment #3
"You Call That a Transportation Plan?"

Northwestern wants to attract 28,500 pop/rock concert fans. But it has no viable plan to get the bands to the stadium or the fans to their seats. Instead, it has only dubious **assumptions.** Here's a real world video: Isabella Street before the NU-Indiana basketball game on February 15, 2023, at Welsh-Ryan Arena – where the seating capacity is only 7,000. To avoid gridlock on the street, drivers sped through alleys.

Touring Bands Are Traveling Construction Projects

- Touring bands travel with **12 to 50 semi-tractor trailers** carrying their performance equipment: staging, lighting, video screens, speakers, amplifiers, pyrotechnics, and more. Depending on the act, it takes from two to seven days to set everything up.
    - This 2½-minute video depicts the load in/set up process at a venue comparable to NU's proposed stadium: https://www.youtube.comt/watch?v=JgGuRKgvWQ4
    - NU has no plan to deal with the convoys in the video. But its lawyer says a **Traffic Management Plan ("TMP") that does not yet exist will handle everything**.

- NU *has* disclosed only that these semis – with diesel emissions that are especially harmful to kids – will take "I-94 to/from" the stadium.

- A resident who has worked closely with the trucking industry for 40 years estimates that at least 14,000 truckloads will be required during the two-year construction period. Each vehicle will be loaded one-way only – which means **28,000 semi-tractor** trailer trips on local residential streets:
    - 5,000 loads to haul away 70,000 tons of demolition debris;
    - 4,000 more to remove dirt required to lower the field 20' (as planned);
    - 5,000 more to bring new material to the site;
    - **Five months after the city pressed the issue, NU's attorney responded that it will *eventually* submit a "Construction Management Plan." It still hasn't.**

If They Build It, Fans May Come – But Many Will Have Nowhere to Park

- NU's traffic consultant **assumed** that only 52% of concertgoers will travel by car, with an average of **2.5 passengers** in each car. If the actual average number of passengers per car is lower, *or* the total percentage traveling by car is higher, **NU's parking plan collapses**.
    - Ticketmaster found that the **average concert fan traveled 43 miles** to attend. Another survey reported that **80% to 90% traveled by car**.

- **Even if NU's assumptions are correct, it still needs 6,000 parking spaces**.
    - A smaller venue, the United Center (seating capacity: 23,500) has 6,000 **on-site** spaces. NU's proposed east and west lots will provide only 1,316 spaces.
    - To cover the shortfall, NU **assumed** another 850 "on-site" spaces at the Canal Shores Golf Course, but acknowledged that it may not get them after the renovation underway is completed. NU **assumed** another 200 "on-site" spaces three to six blocks away along Poplar Avenue. Without those spaces at both locations, **NU's parking plan collapses**.

- NU also **assumed** the availability of 4,156 off-site spaces in campus lots, NU garages, and three downtown Evanston garages, using an **assumed 80% vacancy rate** at those locations. **Without those spaces, NU's parking plan collapses.**
- But when the city of Evanston staff asked NU for evidence supporting its vacancy-rate assumption, NU's lawyer admitted that the current weekend vacancy rate for the downtown garages **was actually only 67%,** not 80%. So NU belatedly **added** four *different* garages to reach its magic number of 6,000.

- NU's illusory plan could force concert fans to search for parking **west of Green Bay Road, south of Davis Street, east to Lake Michigan, and north to Plaza del Lago**.

The CTA Is NU's Misleading Panacea

- NU also **assumed** that 30% of all fans – about 8,550 people – will use the CTA Purple Line.

  - Using Federal Transit Administration Guidelines, each CTA car should **carry no more than 61 passengers.** A "crush-loaded" car can hold at most 90-100 people.
  - Some Evanston Purple Line platforms limit trains to **six passenger cars.**
  - So the absolute maximum is **540 to 600 passengers per train**.
  - It will take at least **15 trains to transport 8,550 concertgoers**.
  - On Friday and Saturday nights, the CTA Purple Line runs **four trains-per-hour**.
  - So transporting all riders from the arena will take **four hours** – 11:00 pm to 3:00 am, but at 2:00 am, the last train leaves Central Street and the line shuts down for the night.

If Fans Find a Place to Park, They Still Have to Get to the Stadium

- To transport NU's estimated 9,195 fans parking personal vehicles in off-site spaces, its consultant proposed **75 to 115 shuttle buses 40'-long** with a capacity of 40 passengers each. A line of 100 buses with 3' separating them would stretch for ¾ of a mile.
- NU **assumed** that each shuttle will "complete two to three round trips in an hour to an hour-and-a-half." Three? That's 20 to 30 minutes per round trip through concert traffic, including loading and unloading time for all passengers.

NU doesn't have a plan; it has **assumptions** that defy common sense and don't survive minimal scrutiny.

EVANSTON residents: Find your council member: https://www.cityofevanston.org/government/city-council. And email Mayor Daniel Biss: dbiss@cityofevanston.org

WILMETTE residents: ATTEND THE VILLAGE BOARD MEETINGS JULY 25 & AUGUST 8 (7:00 pm)
Evanston Mayor Daniel Biss will also listen to you: dbiss@cityofevanston.org
So will Village Manager Michael Braiman: braimanm@wilmette.com,
Village President: plunketts@wilmette.com, and
Village Trustees: doddk@wilmette.com, gjajak@wilmette.com, kennedyg@wilmette.com, leonards@wilmette.com, sheperdj@wilmette.com, smithg@wilmette.com

July 24, 2023
Steven J. Harper

Dear Chairman and members of the Evanston Land Use Commission:

The undersigned are owners and tenants at Evanston Terraces Condominiums 1201-1229 Central Street, comprised of 43 units (1201A – 1229B).
We have spent significant time acquainting ourselves with the details of Northwestern's application for proposed permanent zoning changes in connection with the teardown and rebuild of Ryan Field. We are deeply concerned about the impact on our condominium complex as well as on those residents in immediate proximity.

We ask you to firmly oppose NU's request to loosen the zoning restrictions on the use of the expanded Ryan Field that would enable the university to host large capacity for-profit concerts. We do not object to building a new stadium. We strongly object to its expanded use.

We have significant concerns about:

- The noise levels necessarily associated with in-stadium concerts for 28,500 patrons (greater in size than the United Center), and with an unlimited number of events at street level for up to10,000 patrons. As Northwestern's own sound study shows, these events would result in sustained noise levels equivalent to standing 50 feet from a gas-powered leaf blower.

- The parking headaches and influx of traffic on all surrounding streets. The proposed design includes a mere 1,365 parking spaces; woefully short of what would be needed for 28,500 attendees and concert staff.

- NU's proposal to use Chandler Center and other dedicated community parking lots which were built for use of program attendees and other community sponsored events.

- The proposed Rideshare and other logistical problems. Northwestern's plan relies upon tens of thousands of patrons using rideshares to get to and from the concerts. Thousands of individuals, many if not most of which, will pass within a few feet of our address from 10 pm to 11:30 pm, walking to a geo-fenced ride share area at Lincoln and Ridge. Conversation levels will prevent sleep and normal nighttime activities.

- The unhealthy global warming ramifications, as patrons will be encouraged to take dozens of polluting shuttle buses from the stadium to parking lots in downtown Evanston.

- The unpredictability associated with liquor being served at these events, and the need for residents to self-police illegal parking. This already occurs during football games.

- The safety issues arising from impaired access to ambulance and fire department vehicles in the midst of traffic congestion and intoxicated pedestrians.

- The deterioration of Evanston's infrastructure (streets, sewers, sidewalks).

- The environmental challenges (air, water, sound, and light pollution, and litter).

- The glaring contradiction between Northwestern's request for various zoning amendments and the provisions of Northwestern's Charter. We agree with Mike Vasilko's conclusion in his June 25, 2023 letter to Mayor Biss that Northwestern University "must conform to its Charter language, or further amend the language in Springfield with the General Assembly or in the courts, including any effort to change zoning at Ryan Field for non-educational uses (emphasis added)." Stadium-sized, for-profit concerts do not seem to be consistent with Charter provisions.

In summary, Northwestern's plan is plainly inconsistent with the culture and atmosphere of the surrounding residential and small business community.

Please respect our neighborhood and our community by rejecting Northwestern's request.

Thank you, from the undersigned:

SIGNATURES OF EVANSTON TERRACES CONDOMINIUM OWNERS IN SUPPORT OF THE LETTER ABOVE:

Nancy Sacks NANCY SACKS

Rachel M Leung RACHEL LEUNG

Thea B. Halvorson Thea B. Halvorson

Linda Deanna Linda Deanna

Tim McCauley 129B

Laurel Sullivan Laurel O'Sullivan

Mary P Taylor Mary P Taylor 1203B

Fred C DeMarco Fred C. DeMarco

Jeffery Nanni Jeffery Nanni

Nancy Braund Boruch Nancy Braund Boruch

Justin Smith Justin Smith

Sabina Kajtezovic SABINA KAJTEZOVIC

Judith L Ahern Judith L. Ahern 211B

Dylan T Ahern Dylan T Ahern 121B

SIGNATURES OF EVANSTON TERRACES CONDOMINIUM OWNERS IN SUPPORT OF THE LETTER ABOVE:

Jonathan Vinz 1219C

DANA HOFFMAN 1219C

Sarah Plum 1203C

KEITH OLSON 1227B

ANNA MARIE CROVETTI 1227B

LÉDA MUSAYAR 1205A

ROB BRUNO 1213C

Laurie Winston 1213C

Melissa A Siavelis 1209B

Joel Horowitz 1207C

SIGNATURES OF EVANSTON TERRACES CONDOMINIUM OWNERS IN SUPPORT OF THE LETTER ABOVE:

SIGNATURE: Helen S. McKeon PRINTED NAME:

Kathleen Weber Kathleen Weber

Miles Paris MILES PARIS

Caroline Winkler CAROLINE WINKLER

Dennis Winkler Dennis Winkler

Sarah Delgado Sarah Delgado

Kamal Ganjalikhani Kamal Ganjalikhani

SIGNATURES OF EVANSTON TERRACES CONDOMINIUM OWNERS IN SUPPORT OF THE LETTER ABOVE:

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Re: Follow up and questions re: Ryan Field Project: Text amendments/Special Use Permit

Eleanor Revelle <erevelle@cityofevanston.org> Fri, Jun 30, 2023 at 10:19 AM
To: Fionnuala Teuber <fteuber1@yahoo.com>
Cc: Mike Rivera <michaelrivera@cityofevanston.org>, Meagan Jones <mmjones@cityofevanston.org>, Schenita Stewart <sstewart@cityofevanston.org>, Dave Davis <dave.davis@northwestern.edu>

Dear Fionnuala,

First, thank you for providing excellent care for the many animals our residents bring to you. You are a very important member of the Central Street business community. And your point about the importance of supporting existing minority- and women-owned businesses in the area must not be overlooked.

I appreciate your sharing this set of very important concerns about the proposed Ryan Field project. I am copying Mike Rivera, Interim Director of Administrative Services, on this email as he is the best person to answer your questions about parking for those who currently lease spaces from the City in the west parking lot — and to make him aware of your concerns about parking availability for people bringing animals to your hospital during demolition/construction as well as on possible special event (concert) days.

Northwestern will be required to provide detailed demolition and construction plans, which will include information about the parking for workers, contractors, trucks and other equipment. NU has not yet submitted those plans as those will be part of the building permit process once the stadium itself has been approved. (But I am copying Dave Davis from NU on this email so he can be aware of this major concern.)

Regarding traffic congestion, I think the main impact will be on the days of the proposed concerts themselves, and it will be somewhat similar to the congestion on football games days although somewhat different as well as there will be resident-only parking on the neighborhood streets. Your concern points out the need to have a plan to provide for "patrons" coming to the Central Street businesses on event days. (Another note for Mike Rivera.)

We (the City) will be asking the university to perform an environmental impact study as it relates to the proposed pumping of groundwater 24/7. I am copying Meagan Jones in our Community Development Department on this email so she can be aware of the need for the environmental impact study to also examine the impact of vibration from construction activity and from the generators and pumps needed for the operation of the stadium facility.

Finally, I am copying EPD Chief Stewart on this email so she can be aware of your concerns about the potential threat of break-ins at your hospital related to the medications you may carry.

Thank you again for asking these important questions.
Eleanor

> On Jun 29, 2023, at 7:35 PM, Fionnuala Teuber <fteuber1@yahoo.com> wrote:
>
> Dear Ms. Revelle,
>
> First, please allow me to introduce myself. My name is Fionnuala Teuber and I am both the medical director and owner of Berglund Animal Hospital, which was relocated to 1815 Central Street in the 7th ward eight years ago. (Previously located at 2515 Gross Point Road in Evanston since 1956). I am an ETHS graduate, an Evanston resident, and am very proud to serve as a veterinarian in such a wonderful pet/animal-friendly community.
>
> The information meeting on Tuesday evening was helpful and appreciated, but did not alleviate some of my major concerns with the proposed project at Ryan Field.
>
> As I get close to the 10-year renewal on my current lease, I would like to sit and discuss my concerns with you. Can we set up a face to face meeting? I am typically available on Thursdays. I can also meet for coffee early or meet after hours on other days.

Some specific concerns/questions pertaining to impact on our business are:

1. Parking: A staff parking plan was required for our zoning approval. To meet that approval and operate effectively, we rent spaces from the City of Evanston at Ryan Field for staff parking. While we encourage public transportation and try to hire locally, we do have 8-10 staff who need parking six days per week. What is the proposal for parking as it currently exists at Ryan Field? What will be the parking arrangements be on game days, concert days, concert prep days, festival days, etc. if the text amendment and special use permits go forward? If I do not have a plan for nearby staff parking, this will severely limit my ability to hire and retain staff for the important service we provide for the community. In addition, as construction will cause construction workers, contractors, trucks, etc to be in the area for an extended amount of time, where will they park? This could have a large impact on all businesses and residences in the area. We have already seen a much smaller construction project adjacent to our hospital causing a significant impact.

2. Traffic congestion: The meeting on Tuesday informed me that on pre-prep days for special events, there will be an increase in buses, loading, and equipment on weekdays likely during our business hours. The concern for traffic flow in an already congested area (especially after school times, during Evanston Hospital shift change time, and as our patients are traveling to and from our hospital) has us concerned. Our clients' pet emergencies may need to be diverted out of the area and thus present a potential risk for the animal as well as to our business reputation.

3. Construction and concert/events noise/vibration effects on animals in the area: Studies have been done and support that construction noise/vibration as well as concert/arena noise and vibration can negatively impact local wildlife. (See below from taken from an acoustic engineer company in Australia. "Construction activities also pose a significant risk for wildlife, and effects of noise pollution on wildlife and marine life can be vaster than you first realise. Studies have shown that loud noises cause caterpillars' hearts to beat faster and bluebirds to have fewer chicks. Animals use sound for a variety of reasons, including to navigate, find food, attract mates, and avoid predators. Noise pollution makes it difficult for them to accomplish these tasks, which affects their ability to survive."

At the meeting Tuesday, you tried to address this when you discussed an environmental/ecosystem assessment prior to going forward. As noise was discussed on Tuesday night, I did not hear any discussion regarding vibration effects. As we see this week, the number of calls we receive regarding frightened dogs during the week before, during, and after the Fourth of July, there is no doubt that the project will impact not only wildlife, but our neighborhood pets as well (and their stressed families).

4. Women-owned businesses: While Northwestern is promoting that they will subcontract to minority- and women-owned businesses, they have not addressed the real impact that this project will have on currently open women-owned businesses, like my own, in the immediate area. The amount of time, risk, and sweat equity I have invested into an Evanston business and my own professional development as well as providing a community service, including providing no-cost veterinary care to three generations of Evanston Police Dogs, should also be recognized and supported and seems left out of Northwestern's statements on this topic.

5. Potential for crime impact: We are a veterinary clinic on the corner of Central and Broadway. Veterinary clinics are not uncommon victims of break-ins and thefts due to certain medications we may carry. I worry that an increase in large events and Metra riders viewing our corner building could make us a larger target for future crime.

A few related articles: Ketamine robberies plague Philadelphia clinics; sdk.com/article/news/crime/city-paws-veterinary-clinic-st-louis-robbery-drugs/63-7430545e-cdf5-4dcd-b562-0f894239046b;

I appreciate your time and look forward to hearing from you.

Regards,
Fionnuala (Lu) Teuber DVM

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Ryan Redevelopment

1 message

gary auerbach <glauerbach@icloud.com> Wed, Jun 14, 2023 at 6:14 PM
To: mmjones@cityofevanston.org
Cc: Melissa Wynne <mwynne56@gmail.com>, Eleanor Revelle <erevelle@cityofevanston.org>, Most Livable City <info@mostlivablecity.org>

Ms Jones

As a resident of evanston I wanted to voice my concerns about Northwestern's proposed plan. You have already heard from many residents about traffic noise and the general disruption that will result from this plan. I also am concerned about these issues. However I believe that Northwestern has not been candid about its overall plan. Though styled as a rebuild of Ryan it's much more than that. In truth it's a proposal to create an entertainment complex with many events that are not specifically identified nor discussed in detail. Tellingly northwestern has admitted that it needs events other than football to justify the 800 million dollar expenditure. That says that northwestern is trying to create a for profit enterprise which has nothing to do with its educational mission. And the supposed benefits to evanston are illusory at best. The city needs transparency and cannot leave it to the good faith of the university to enter into a benefits agreement post approval. Further the timeline that is being proposed is aggressive and leaves very little time for the city to complete the completion and review of the just approved study.

Thanks

Gary Auerbach

RYAN REBUILD – QUESTIONS AND CONCERNS

Context. Decades of history of fighting to prevent professional sports and other commercial events from taking place in the U2 District.

Zoning is critical in maintaining the delicate balance between residential and collegiate interests in the U2 District.
Residents knew there would be 6-7 home football games/year at the stadium. They did not anticipate the possibility that there would be a number of full-capacity concerts and unlimited number of other plaza events/year.

NU Zoning application: *The proposed zoning ordinance text amendment is necessary to allow for additional activation of the new Ryan Field as a broader community asset, in a manner aligned with the magnitude of investment and consistent with stadium projects across the country. . . . it is not consistent with modern stadium design, operational practice, or financial sustainability to limit use of the new facility to only seven football games per year.*

Response: Other collegiate stadiums are not located in the heart of a dense residential neighborhood.

Unfortunate/Objectionable features of the new stadium design

Environmental Impact – Concrete has a huge carbon footprint. (Scientific American: *Worldwide every year cement and concrete production generates as much as 9 percent of all human CO2 emissions.* Feb.1.2023)

Staff has asked NU to explore low-carbon steel and low-carbon concrete and provide data on Scope 3 projections related to building materials (June 1 letter to Luke Figora)

Height -- The stadium is to be 116 ft tall. The press box section of the current stadium is 139 ft tall. But the remainder of the current stadium is much shorter, about 48 ft. (See 3-D rendering.)

"Chancellor Sewer" — The extensive below-ground-level portion of the stadium facility (due to the below-grade playing field and the underground loading area) will result in constant groundwater pumping. To address this situation, a pipe will carry the water under Chancellor Street and the golf course and empty into the MWRD canal. A "hydrodynamic separator" will be installed at the end of the pipe to remove sediment and other pollutants before the water enters the canal.

Concert-related Concerns

Unrealistic Parking Management Plan for concert attendees —
An estimated 4,146 cars will park off-site (campus or downtown garages)
Kimley Horn assumes 80% availability in the parking garages during concert hours. (Must be verified. And where will potential patrons of downtown residents who are not attending the concert park?)
KH assumes 2.5 people/vehicle, thus 10,390 people will park off-site. And 260 shuttle trips @ 40 people/shuttle will be needed to get then to the stadium

Unaccounted for Impact of Concert Set-up/Tear-down —
Set-up and tear-down is a multi-day activity. (The proposed zoning amendment excludes set-up and takedown from the count of permitted event days.)
NEEDED: a traffic management plan for concert-related semi-trailer trucks

Unacceptable sound impact
NU claims that its state-of-the-art "noise and light canopy" will "dampen the impact of the development on the surrounding neighborhood." But this will still be an open-air stadium. It will not contain the sound from a concert.

NU's Environmental Assessment Review (e.g., sound study) is completely inadequate. It uses "A' weighting, which is appropriate for crowd noise and a PA system at a football game — but it underestimates the "disturbance factor" of low frequency noise that characterizes concerts. To assess the impact of low frequency noise from bass drums, bass guitars, and synthesizers, "C" weighting must be used.

Unspecified and Unlimited "plaza events"
The unlimited number of events on the plazas has the potential to be a constant disruption to the neighborhood. There are already regular complaints from Wilmette residents about the use of the baseball stadium speakers at unauthorized times. How will the sound impact from "musical performances" on the plazas be controlled?

Janice L. Kazmier, JD, MS
1933 Harrison St. Apt. 2A
Evanston IL. 60201

504-481-9056 **jlkazmier@comcast.net**

July 17, 2023

Meagan Jones
Land Use Commission
City of Evanston VIA EMAIL

RE: Ryan Field

I am a resident of the 7th Ward of Evanston. I live in the Central Street area, approximately ¾ mile from the current Northwestern Ryan Field. Please consider my opposition to the proposed zoning amendments requested by Northwestern University for a rebuild of Ryan Field. I have addressed three of the standards that the Land Use Commission uses in its evaluation.

(C) It will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole

Opposition to Zoning Amendment

- The quality of life in the surrounding community would deteriorate through the added stress caused by noise, pollution, and traffic diversion for a project that will take years to complete.
    - A recent article in the *Evanston Roundtable* reported that, in 2021, the chair of Northwestern's Board of Trustees venture capitalist Peter Barris defended his own neighborhood from an expansion of a hotel near his home in Martha's Vineyard by saying that the "unbridled development" threatened a "peaceful, tranquil and family-oriented neighborhood" and that the community "appeared to be under assault." I fear that the Ryan Field rebuild would change our lovely, walkable, community-oriented neighborhood.
    - There was no discussion at the June 27 special 7th ward meeting of the construction schedule and its impact on noise, traffic diversion, and pollution in the neighborhood.
        - Those of us who live nearby had a year-long construction project of the Central Street bridge and now may be impacted by the Canal Shores golf course project. Constant construction and traffic diversion is very disruptive to those of us who regularly traverse Central Street and side streets.
    - The environmental impact of run-off water and re-directing pipes to the North Branch has not been adequately addressed.
        - Would there be long-term health concerns for nearby residents?
        - What would the noise level of 24-hour pumps sound like to nearby residents?

Opposition to Special Use Amendment for Concerts

- The noise level study does not consider the level of noise outside of the actual concert time.
    - Set up and break down times for concerts, lasting 2-3 days, will cause noise in the neighborhood that has not been accounted for.
    - As noted during the June 27 meeting, multiple buses will be needed to bus concertgoers back to parking lots. The developers were unsure where these buses would park and how long it would take for all buses to finish for the night.
    - People leaving concerts at night are usually loud and boisterous, having had a good time and having been fueled by alcohol and other substances. People will likely litter. It will take an indeterminate amount of time for crowds to disperse, placing a burden on nearby residents, long past the time of the concert's end and the hour that Evanston's noise ordinance kicks in.

(D) It does not interfere with or diminish the value of property in the neighborhood

Opposition to Zoning Amendment

- While some studies show that property values may increase near proposed stadium projects, these are offset by property tax increases. As a senior on a fixed income, a property tax hike would be difficult for me to manage financially.
- A real estate hike may negatively impact pre-existing, vulnerable populations who may be forced out of the housing market. See a study found at:

https://www.multiplecities.org/home/2018/4/13/the-housing-impacts-of-sports-stadiums

(F) It does not cause undue traffic congestion

Opposition to Zoning Amendment

- There was no discussion at the June 27 special 7th ward meeting of the construction schedule and its impact on noise, traffic diversion, and pollution in the neighborhood.
    - Those of us who live nearby had a year-long construction project of the Central Street bridge and now may be impacted by the Canal Shores golf course project. How much more construction and traffic diversion can we endure?

Opposition to Special Use for Concerts

- As noted during the June 27 meeting, multiple buses will be needed to bus concertgoers back to parking lots. The developers were unsure where these buses would park and how long it would take for all buses to finish for the night. Traffic would undoubtedly be congested for an indeterminate amount of time.

Thank you for your kind attention.

Very truly yours.

Janice L. Kazmier

cc: Eleanor Revelle, 7th ward

July 3, 2023

Dear Ms Revelle,

I write to comment on the report entitled "Ryan Field Traffic Study" by Kimley-Horn that is on the city's website. My background includes working on urban transportation issues at the U.S. Environmental Protection Agency in Washington, D.C. from 1971-1982.

The Kimley-Horn report is shallow, does not address many important issues, and contains no real analysis of the traffic impacts of the planned events. I give examples of these shortcomings below. I then describe an alternative study that would give a more realistic assessment of the traffic impacts of the planned events and lead to recommendations that are more useful for mitigating any adverse impacts. This study should be independent of Northwestern. Northwestern should not influence the design or scope of the work, the conclusions, or the recommendations. The city should arrange for such a study to be carried out before decisions are made about plans for Ryan Field.

Examples of Shortcomings

1. Mode share: This is the fraction of travelers that use automobiles and other modes and is crucial for estimating traffic flows. Table 6 of the report gives the mode shares that Kimley-Horn used. The share for automobile is 52%. The report says little about where the share numbers came from, only that they are "informed by our experience with similar stadiums across the country and ridership data referenced from CTA." The shares in Table 6 are not credible. No method can predict mode shares with the accuracy shown in the table. There is undoubtedly great variation among the shares at similar stadiums and events. The report does not say which stadiums and events are similar or what the criteria for similarity are. Nor does it state the ranges of variation or indicate what the impacts of mode shares at the high or low ends of these ranges might be.

A proper study would state the stadiums and events used in the analysis, how they were selected, and what the mode shares are for each. A explanation of the selection method is essential. Otherwise, a reader of the report has no way of knowing whether the stadiums and events were selected to achieve a desired share for a particular mode, for example a low mode share for cars. The study should assess the traffic impacts for mode shares at the adverse ends of the ranges of variation to illustrate the worst impacts that the planned events could have.

2. Trip Generation and Shuttles: Page 19 of the report and Table 8 say that the capacity for concert events is planned to be 28,500 attendees. Table 8 gives numbers of attendees using each of several modes of travel in the pre- and post-event peak hours. The tabulated total in the post-event peak hour is 14,275. The report does not say when the other 14,225 possible attendees will travel or which modes they will use. The post-event automobile mode share among the 14,275 attendees in Table 8 is 12,595/14,275 = 88%. The share in Table 6 and the first column of Table 8 is 52%. The report does not explain this inconsistency, which persists after adjusting for the vehicle occupancies in Table 8.

According to Table 8, 7,750 attendees will use post-event shuttles, and the capacity of a shuttle is 40 passengers. As you pointed out at the June 27 meeting, some 200 shuttle trips will be needed

to carry this many attendees. It is likely that a shuttle vehicle can make only 1 or 2 trips per hour, so 100-200 vehicles will be needed to accommodate the riders in Table 8. Are this many vehicles available? Who will provide them? Where will they park during events? How will they be staged? How many vehicles can load at a time? Is it realistic to assume that 7,750 attendees can be accommodated within an hour of the end of an event? According to Table 8, there will be 60 shuttle trips with 40 passengers each in the first post-game hour. These will carry 2,400 attendees. Is it realistic to expect the remaining 5,350 attendees to wait longer than an hour for a shuttle or other transportation? Where will they wait? Will they become noisy or rowdy while waiting? The report does not answer these questions. Shuttles have been used at football games for many years. The report does not use data from this experience. Why?

An Alternative Approach

It is not possible to predict the traffic impacts of Ryan Field events with reasonable accuracy or confidence. Therefore, an impact study should be designed so as not to require accurate predictions. Such a study should begin by specifying maximum acceptable impacts on the surrounding neighborhood (e.g., traffic volumes and travel times on affected streets). It should also specify worst case values of input parameters such as automobile mode shares and the number of shuttle trips that can take place in the hour after an event. If values of the parameters are based on experience at other locations, these locations should be identified. The reasons for selecting them should be explained, and the ways in which they are similar to and different from Ryan Field should be described. If the worst-case impacts exceed the acceptable levels, then measures for reducing the impacts should be proposed. These can include reducing maximum permitted attendance at events in addition to traffic management measures. This study should be carried out independently of Northwestern and before decisions are made about the plans for Ryan Field.

I hope these ideas will be helpful

Sincerely yours,

Joel Horowitz

July 16, 2023 – My position against the Northwestern University Ryan Field Zoning Change

The correspondence below and related attachments are forwarded to the City of Evanston Land Use Commission via email c/o **Meagan Jones**, Interim Planning Manager
mmjones@cityofevanston.org

I was told by Matt Rodgers (LUC Chair) that Ms. Jones shall distribute the document to the LUC members at my request. This document in its entirety shall be distributed to:

Myrna Arevalo
George Halik
John Hewko
Brian Johnson
Jeanne Lindwall
Kiril Mirintchev
Max Puchtel
Matt Rodgers
Kristine Westerberg

Message to the Land Use Commission members:

I appreciate the work that the LUC does, especially knowing your time and effort is voluntary and without compensation.

Respectfully, my correspondence that follows proposes that the City of Evanston and the Land Use Commission do not have the authority to consider and have no authority to grant any change of zoning that would provide for-profit, non-educational uses on any Northwestern University property, including the Ryan Field property.

There is no argument that the university has every right to rebuild the Ryan Field Stadium. The university can do so, and a smaller stadium would benefit the neighborhood with less noise and traffic.

The Northwestern University however has no right to benefit from for-profit, non-educational uses on any of their property; specifically, the issue tentatively scheduled before you on August 9th. The Northwestern University Charter is Illinois State Law. For-profit, non-educational uses are not permitted.

I recommend the LUC seek legal advice, other than the City of Evanston Corporation Counsel, to weigh in on the legality of the LUC deliberating on the issue, before Northwestern University seeks a charter amendment from the State of Illinois General Assembly that would permit for-profit non-educational uses. This is the historical protocol that Northwestern should be following. Instead, Northwestern is positioning the LUC in legal jeopardy should the City of Evanston assume its authority exceeds that of the State of Illinois.

June 25, 2023

Honorable Mayor Daniel Biss
City Manager Luke Stowe
The City of Evanston
2100 Ridge Avenue
Evanston, IL 60201

Re: Northwestern University Ryan Field Redevelopment vs.
Northwestern University's Charter

Dear Mayor Biss and City Manager Stowe,

Northwestern University's push to change Ryan Field zoning to allow for-profit performances/concerts and the City of Evanston's Community Development Department's assistance in expediting the process are both premature actions.

Any change to Northwestern University's Charter must first be debated and litigated in the Illinois General Assembly and in the courts. That is the history of all previous efforts to change the charter language and intent. Therefore, I argue:

1. Northwestern University does not have the authority to request that the City of Evanston allow for-profit, non-educational uses on any of their campus property to include Ryan Field, currently.

2. The City of Evanston does not have the authority to approve any for-profit, non-educational uses on any of Northwestern University's campus property including Ryan Field, until the charter issue is resolved in the Illinois General Assembly and in the courts. **OR,**

3. Northwestern University could abandon their request to change zoning on the Ryan Field property and proceed with building permits for the new stadium (no performances allowed).

I am bringing this matter to your attention because of the gravity of the situation. I believe the City of Evanston does not have the authority to grant Northwestern University's stated zoning change at this time. Please review the following material, the facts supporting my opinion. In the meantime, it would be prudent for City of Evanston elected officials, Community Development Department staff, and Land Use Commission to cease further review of Northwestern University's Ryan Field Redevelopment proposal.

Northwestern representatives have publicly stated, and documents filed with the City of Evanston state that redevelopment of Ryan Field must include a zoning change allowing performance/concert uses. Northwestern has claimed the University cannot afford to

build and operate the proposed redevelopment project without the revenue from performances/concerts. This miss-guided financial premise is a debate for another time.

The City of Evanston does not have the authority to grant this zoning change (at this time) because for-profit non-educational uses (performance/concert uses) conflict with the Northwestern University Charter approved and amended by the State of Illinois General Assembly. The original 1851 Charter Documents unambiguously state: *"...Board shall, in manner above specified have perpetual succession, and shall hold the property of said institution solely for purposes of education, and not as a stock for the individual benefit of themselves or any contributor to the endowment of the same; and.."*

I believe the university's quest for the stated zoning change in Evanston must be suspended and Northwestern University must first seek to amend their Charter in Springfield. Previously, the charter has only been changed by amendment and legislative actions by the State of Illinois General Assembly.

For example, the January 1, 1855 Amendment to the Charter included two significant paragraphs:

> *"Section 2. No spiritous, vinous or fermented liquors shall be sold under license or otherwise within four miles of the location of said university..."*
>
> The university challenged their own Charter to have this restriction removed. It was not until 1975 that the University sued to have the charter changed.
>
> *"Section 4. That all property of whatever kind or description belonging to or owned by said corporation shall be forever free from taxation for any and all purposes."*
>
> The university has consistently defended this language of the 1855 amended charter because it obviously benefits the university.

The February 19, 1867 Charter Amendment added trustees:

> *"Section 2. In addition to the number of trustees heretofore provided for by law, the board may elect any number not exceeding twenty-four, and without reference to their several places of residence, and a majority of the whole board shall be members of the Methodist Episcopal church."*
>
> The university had to go to the General Assembly to amend the Charter as such.

The Charter document, as amended, is State law. Precedent is set, only the State of Illinois General Assembly and the courts can amend the Charter.

City staff have invested a lot of time and resources (taxpayer dollars) reviewing documents submitted by Northwestern regarding the Ryan Field project over the past two years. Most recently Northwestern filed a Zoning Analysis Application with Evanston

on 11-10-2022, a Zoning Text Amendment Application on January 25, 2023, and a Planned Development Application on May 1, 2023. The Community Development Department appears to have accepted Northwestern's applications on face value, but failed to research the legitimacy of the issue related to the applicant request for for-profit performance/concert events. The Community Development Department does not appear to have considered proper protocol before diving-in to review applications and to eagerly assist the applicant. Staff has been narrowly focused on the "Zoning" change.

I have researched State of Illinois archives and continue to do so. I have found no amendment and no previous legislative actions that change the university's stated Charter purpose of *"..**solely for purposes of education**…"*

I am therefore requesting you, Mr. Mayor, and City Manager Stowe instruct City of Evanston staff to perform their own research on this matter, before proceeding further with Northwestern University's Ryan Field Redevelopment project review.

In addition, and separate from the Zoning Change vs. Charter issue stated above, it appears that Northwestern University may have further violated their Charter doctrine. Again, the language in the Charter is the legal foundation for Northwestern University's existence. Northwestern has defended the Charter language many times when there have been challenges to their tax-exempt status. The tax-exempt status is equally unambiguously stated in the charter. Clearly, Northwestern cherishes its tax-exempt status.

Northwestern can't pick and choose which charter language is meaningful and which charter language is not meaningful.

Interestingly it appears there are other charter criteria that may have been overlooked, completely forgotten, or simply ignored by the university over time. I further suggest that the City of Evanston expand the inquiry I requested above into Northwestern's Charter to include other apparent conflicts between Northwestern's daily operations vs. what the Charter stipulates.

Paragraph 9 of the original 1851 Charter states in full:

"9. Should the corporation at any time act contrary to the provisions of this charter, or fail to comply with the same, upon complaint being made to the circuit court of Cook county, a scire facias shall issue, and the circuit attorney shall prosecute, in behalf of the people of this state, for forfeiture of this charter. This act shall be a public act, and shall be construed liberally in all courts, for the purposes herein expressed. ~Approved Jan. 28, 1851."

Northwestern's Charter and Tax-exempt status could be at risk.

If Northwestern University consistently violates the Charter, (past, present, future) the City of Evanston should examine those violations and if warranted, defend Evanston residents against Northwestern's overreach.

Two such possible Charter violations appear relevant even today:

1. *"...Board shall, in manner above specified have perpetual succession, and shall hold the property of said institution solely for purposes of education, and not as a stock for the individual benefit of themselves or any contributor to the endowment of the same; and..."*

   https://www.adminplan.northwestern.edu/board-of-trustees/trustee/

   Northwestern's website lists seventy (70) Board of Trustees members. I have not researched the credentials of the Board Members other than to spot check a few individuals whose companies do business with the university. Are these arrangements a conflict with Charter policy?

2. *"2. In addition to the number of trustees heretofore provided for by law, the board may elect any number not exceeding twenty-four, and without reference to their several places of residence, and a majority of the whole board **shall** be members of the Methodist Episcopal church." ~Approved February 19, 1867.*

   Are the majority of the members of the current Board of Trustees also members of the Methodist Episcopal church?

Examining the amended charter document in its entirety, though it raises concerns, is not the purpose of the research I have done to date. What is important at this juncture is that the Charter exists as amended, and that Northwestern University must conform to the Charter language, or further amend the language in Springfield with the General Assembly or in the courts, including any effort to change zoning at Ryan Field to allow non-educational uses.

This protocol, this process must take place before the City of Evanston can grant any zoning change that conflicts with the charter language and intent.

The City of Evanston has no authority to vary from and no authority to change the language or intent of the Charter doctrine.

Thank you for taking the time to read this document. I look forward to your review and comment.

Sincerely,

Mike Vasilko
2728 Reese Avenue
Evanston, IL 60201

Cc: First Ward Council Member Kelly
Second Ward Council Member Harris
Third Ward Council Member Wynne
Fourth Ward Council Member Nieuwsma
Fifth Ward Council Member Burns
Sixth Ward Council Member Suffredin
Seventh Ward Council Member Revelle
Eighth Ward Council Member Reid
Ninth Ward Council Member Geracaris
State Representative Robyn Gabel staterepgabel@robyngabel.com
Community Development Director Sarah Flax
Land Use Commission c/o **Meagan Jones**, Interim Planning Manager
mmjones@cityofevanston.org

Attachments:

Northwestern University website link to the Northwestern University Charter entitled:
CHARTER – An Act to Incorporate the Northwestern University
https://www.adminplan.northwestern.edu/board-of-trustees/University%20Charter.pdf

Secretary of State Certified copy of the 1851 Charter
Secretary of State Certified copy of the 1855 Amendment to the Charter
Secretary of State Certified copy of the 1867 Amendment to the Charter

Newly attached on July 16, 2023: Northwestern University vs. State of Illinois 12-27-1977

CHARTER

An Act to Incorporate the Northwestern University

SECTION I. Be it enacted by the People of the State of Illinois, represented in the General Assembly: That Richard Haney, Philo Judson, S.P. Keys, and A. E. Phelps, and such persons as shall be appointed by the Rock River Annual Conference of the Methodist Episcopal Church to succeed them in said office; Henry Summers, Elihu Springer, David Brooks, and Elmore Yocum, and such persons as shall be appointed by the Wisconsin Annual Conference of said church to succeed them; four individuals, if chosen, and such persons as shall be appointed to succeed them by the Michigan Annual Conference of said church; four individuals, if chosen, and such persons as shall be appointed to succeed them by the North Indiana Annual Conference of said church; H. W. Reed, I. I. Steward, D. N. Smith, and George M. Geas, and such persons as shall be appointed to succeed them by the Iowa Annual Conference of said church; four individuals, if chosen, and such persons as shall be appointed to succeed them by the Illinois Annual Conference of said church; A. S. Sherman, Grant Goodrich, Andrew J. Brown, John Evans, Orrington Lunt, J. K. Botsford, Joseph Kitterstring, George F. Foster, Eri Reynolds, John M. Arnold, Absalom Funk, and E. B. Kingsley, and such persons, citizens of Chicago or its vicinity, as shall be appointed by the Board of Trustees hereby constituted to succeed them, be, and they are hereby, created and constituted a body politic and corporate, under the name and style of the Trustees of the Northwestern University, and henceforth shall be styled and known by that name, and by that name and style to remain and have perpetual succession, with power to sue and be sued, plead and be impleaded, to acquire, hold and convey property, real, personal, or mixed, in all lawful ways, to have and use a common seal, and to alter the same at pleasure, to make and alter from time to time such bylaws as they may deem necessary for the government of said institution, its officers and servants, provided such by-laws are not inconsistent with the constitution and laws of this State and of the United States, and to confer on such persons as may be considered worthy of such academical or honorary degrees as are usually conferred by similar institutions.

SECTION II. The term of office of said Trustees shall be four years, but that of one member of the Board for each conference enjoying the appointing power by this act, and [the] term of three of the members whose successors are to be appointed by the Board hereby constituted, shall expire annually, the term of each member of the Board herein named to be fixed by lot at the first meeting of said Board, which Board shall, in manner above specified have perpetual succession, and shall hold the property of said institution solely for the purposes of education, and not as a stock for the individual benefit of themselves or any contributor to the endowment of the same; and no particular religious faith shall be required of those who become students of the institution.

Nine members shall constitute a quorum for the transaction of any business of the Board, except the appointment of President or Professor, or the establishment of chairs in said institution, and the enactment of by-laws for its government, for which the presence of a majority of the Board shall be necessary.

SECTION III. Said annual conferences of the Methodist Episcopal Church, under whose control and patronage said university is placed, shall each also have the right to appoint annually two suitable persons, members of their own body, visitors to said university, who shall attend the exa-

mination of students, and be entitled to participate in the deliberations of the Board of Trustees and enjoy all the privileges of members of said board except the right to vote.

SECTION IV. Said institution shall remain located in or near the City of Chicago, Cook County, and the corporators and their successors shall be competent in law or equity to take to themselves, in their said corporate name, real, personal, or mixed estate, by gift, grant, bargain and sale, conveyance, will, devise or bequest of any person or persons whomsoever and the same estate, whether real, personal, or mixed, to grant, bargain, sell, convey, devise let, place out at interest, or otherwise dispose of the same for the use of said institution in such manner as to them shall seem most beneficial to said institution. Said corporation shall faithfully apply all the funds collected or the proceeds of the property belonging to the said institution, according to their best judgment, in erecting and completing suitable buildings, supporting necessary officers, instructors, and servants, and procuring books, maps, charts, globes, and philosophical, chemical, and other apparatus necessary to the success of the institution, and do all other acts usually performed by similar institutions, that may be deemed necessary or useful to the success of said institution, under the restrictions herein imposed: Provided, nevertheless, that in case any donation, devise, or bequest shall be made for particular purposes accordant with the design of the institution, and the corporation shall accept the same, every such donation, devise, or bequest shall be applied in conformity with the express conditions of the donor or devisor: Provided further, that said corporation shall not be allowed to hold more than two thousand acres of land at any one time unless the said corporation shall have received the same by gift, grant, or devise; and in such case they shall be required to sell or dispose of the same within ten years from the time they shall acquire such title; and by failure to do so, such land over and above the beforenamed two thousand acres, shall revert to the original donor, grantor, devisor, or their heirs.

SECTION V. The treasurer of the institution and all other agents when required, before entering upon the duties of their appointment, shall give bond for the security of the corporation in such penal sums, and with such securities as the corporation shall approve, and all process against the corporation shall be by summons, and the service of the same shall be by leaving an attested copy thereof with the treasurer at least sixty days before the return day thereof.

SECTION VI. The corporation shall have power to employ and appoint a President or Principal for said institution, and all such professors or teachers, and all such servants as may be necessary, and shall have power to displace any or such of them, as the interest of the institution may require, to fill vacancies which may happen, by death, resignation, or otherwise, among said officers and servants, and to prescribe and direct the course of studies to be pursued in said institution.

SECTION VII. The corporation shall have power to establish departments for the study of any and all the learned and liberal professions in the same; to confer the degree of doctor in the learned arts and sciences and belles-lettres, and to confer such other academical degrees as are usually conferred by the most learned institutions.

SECTION VIII. Said corporation shall have power to institute a board of competent persons, always including the faculty, who shall examine such individuals as may apply, and if such applicants are found to possess such knowledge pursued in said institution, as in the judgment of

said board renders them worthy, they may be considered graduates in course, and shall be entitled to diplomas accordingly on paying such fee as the corporation shall affix, which fee, however, shall in no case exceed the tuition bills of the full course of studies in said institution; said examination board may not exceed the number of ten, three of whom may transact business, provided one be of the faculty.

SECTION IX. Should the corporation at any time act contrary to the provisions of this charter, or fail to comply with the same, upon complaint being made to the circuit Court of Cook County, a scire facias shall issue, and the circuit attorney shall prosecute in behalf of the People of this State for forfeiture of this charter.

This act shall be a public act, and shall be construed liberally in all courts, for the purposes herein expressed.

SYDNEY BREESE
Speaker of the
House of Representatives

WILLIAM McMURTEY
Speaker of the Senate

Approved January 28, l85l
A. C. FRENCH

Attest: a true copy, March 22, l85l
DAVID L. GREGG
Secretary of State

FIRST AMENDMENT

An Act To Amend an Act Entitled
"An Act to Incorporate The Northwestern University"
Approved January 28, l85l

SECTION I. Be it enacted by the People of the State of Illinois, represented in the General Assembly: That John L. Smith, Aaron Wood, Luther Taylor, and Wm. Graham, and such persons as shall be elected to succeed them by the Northwestern Indiana Conference of the Methodist Episcopal Church, be, and they are hereby, constituted members of the Board of Trustees of the Northwestern University.

SECTION II. No spiritous, vinous, or fermented liquors shall be sold under license, or otherwise, within four miles of the location of said University, except for medicinal, mechanical, or sacramental purposes, under a penalty of twenty-five dollars for each offense, to be recovered before any Justice of the Peace of said County in an action of debt in the name of the County of Cook: Provided, that so much of this act as relates to the sale of intoxicating drinks within four miles, may be repealed by the General Assembly whenever they may think proper.

SECTION III. The said corporation shall have power to take, hold, use and manage, lease and dispose of all such property, as may in any manner come to said corporation charged with any trust or trusts, in conformity with trusts and direction, and so execute all such trusts as may be confided to it.

SECTION IV. That all property of whatever kind or description, belonging to or owned by said corporation, shall be forever free from taxation for any and all purposes.

SECTION V. This act shall be a public act, and take effect from and after its passage.

THOMAS P. TURNER
Speaker of the
House of Representatives

G. KOERNER
Speaker of the Senate

Approved Feb. l4th, l855
J. A. MATTESON, Governor

UNITED STATES OF AMERICA
State of Illinois

I, Alexander Stearm, Secretary of State of Illinois, do hereby certify that the foregoing is a true and correct copy of an Enrolled Law now on file at my office.

In testimony whereof, I have hereunto set my hand and caused the great seal of State to be affixed, Done at the City of Springfield, this 2lst day of March l855.

ALEXANDER STEARM
Secretary of State

SECOND AMENDMENT

An Act to Amend An Act Entitled
"An Act To Incorporate The Northwestern University"

SECTION I. Be it enacted by the People of the State of Illinois, represented in the General Assembly: That the annual conferences of the Methodist Episcopal Church, which now are or may hereafter be authorized to elect or appoint Trustees of said University, shall hereafter elect only two Trustees each, who shall also be and perform the duties of the visitors to said institution, and the place of two Trustees last appointed by each conference is hereby vacated. The trustees elected by such conferences shall hereafter hold their office for two years, and until their successors are chosen, the term of one elected by each of them expiring annually. In case any conference having authority to elect Trustees shall now or hereafter be divided into two or more annual conferences, they shall each have authority to elect Trustees. On the request of the Board of Trustees made at a regular meeting, any such annual conference may elect Trustees as herein provided.

SECTION II. Any annual conference electing Trustees as herein provided, having at any time refused to elect successors thereto, or resolved to discontinue or refuse its patronage to said institution, shall authorize the Board of Trustees, by a vote of a majority thereof at any regular meeting, to declare vacant the place of all Trustees appointed by such conference, and its right to appoint Trustees shall thereupon cease.

SECTION III. Any chartered institution of learning may become a department of this University by agreement between the Board of Trustees of the two institutions.

SECTION IV. This act shall take effect and be in force from and after its passage.

SHELBY M. CULLOM
Speaker of the
House of Representatives

FRANCIS A. HOFFMAN
Speaker of the Senate

Approved Feb. l6th, l86l

RICHARD YATES
Governor

A true copy ¾ Attest: Feb. l6th, l86l
O. M. HATCH
Secretary of State

THIRD AMENDMENT

An Act to Amend an Act Entitled
"An Act to Incorporate the Northwestern University"
and the Several Acts Amendatory Thereof.

SECTION I. Be it enacted by the People of the State of Illinois, represented in the General Assembly: That the name of that corporation created by act of the General Assembly of the State of Illinois, approved on the 28th day of January, A. D. l85l, under the name of the "Trustees of the Northwestern University," be, and the same is, hereby changed to "Northwestern University," and by that name shall hereafter be known, and in and by such name shall have and exercise all the powers and immunities conferred on said corporation by said act of incorporation, and all acts amendatory thereof.

SECTION II. In addition to the number of Trustees heretofore provided for by law, the Board may elect any number, not exceeding twenty-four, and without reference to their several places of residence; and a majority of the whole Board shall be members of the Methodist Episcopal Church.

SECTION III. No greater number shall be required to constitute a quorum than has been heretofore required by law; Provided, that in all called meetings of the Board, the object of the meeting shall be particularly specified in the notice to be previously given to each Trustee.

SECTION IV. This act shall be a public act, and in force from and after its passage.

Approved Feb. 23, l867

A true copy ¾ Attest: February 23, l867

SHARON TYNDALE
Secretary of State

PRIVATE LAWS

OF

IE STATE OF ILLINOIS,

PASSED AT

THE FIRST SESSION

OF THE

EVENTEENTH GENERAL ASSEMBLY,

BEGUN AND HELD AT THE CITY OF SPRINGFIELD,

JANUARY 6, 1851.

SPRINGFIELD:
LANPHIER & WALKER, PRINTERS.
1851.

vised Statutes of (1845) one thousand eight hundred and forty-five.

Purchases of property valid.

§ 2. This act shall take effect and be in force from and after its passage. And all purchases of property made by said trustees, for the use of said corporations, shall be deemed and held valid, in the same manner as if no irregularities existed in the organization of said corporations.

APPROVED January 28, 1851.

In force January 28, 1851.

AN ACT to incorporate the North-western University.

Corporators.

SECTION 1. *Be it enacted by the people of the State of Illinois, represented in the General Assembly,* That Richard Haney, Philo Judson, S. P. Keys and A. E. Phelps, and such persons as shall be appointed by the Rock River Annual Conference of the Methodist Episcopal Church to succeed them in said office; Henry Summers, Elihu Springer, David Brooks and Elmore Yocum, and such persons as shall be appointed by the Wisconsin Annual Conference of said church to succeed them; four individuals, if chosen, and such persons as shall be appointed to succeed them by the Michigan Annual Conference of said church; four individuals, if chosen, and such persons as shall be appointed to succeed them, by the North Indiana Annual Conference of said church; H. W. Rued, J. J. Steward, D. N. Smith and George W. Geas, and such persons as shall be appointed to succeed them by the Iowa Annual Conference of said church; four individuals, if chosen, and such persons as shall be appointed to succeed them by the Illinois Annual Conference of said church; A. S. Sherman, Grant Goodrich, Andrew J. Brown, John Evans, Orrington Lunt, J. K. Botsford, Joseph Kitterstring, George F. Foster, Eri Reynolds, John M. Arnold, Absalom Funk and E. B. Kingsley, and such persons, citizens of Chicago or its vicinity, as shall be appointed by the board of trustees hereby constituted to succeed them, be and they are hereby created and constituted a body politic and corporate under the name and style of the "Trustees of the North-western University," and henceforth shall be styled and known by that name, and by that name and style to remain and have perpetual succession, with power to sue and be sued, plead and be impleaded; to acquire hold and convey property, real, personal or mixed, in all lawful ways; to have and use a common seal, and to alter the same at pleasure; to make and alter from time to time such by-laws as they may deem necessary for the government of said institution, its officers

Name and style.

Powers.

and servants: *Provided,* such by-laws are not inconsistent with the constitution and laws of this state, and of the United States—and to confer on such persons as may be considered worthy of such academical or honorary degrees as are usually conferred by similar institutions.

Proviso.

Term of office of board of trustees.

§ 2. The term of office of said trustees shall be four years, but that of one member of the board for each conference enjoying the appointing power by this act, and term of three of the members whose successors are to be appointed by the board hereby constituted, shall expire annually; the term of each member of the board herein named to be fixed by lot at the first meeting of said board, which board shall, in manner above specified, have perpetual succession, and shall hold the property of said institution solely for the purposes of education, and not as a stock for the individual benefit of themselves or any contributor to the endowment of the same; and no particular religious faith shall be required of those who become students of the institution. Nine members shall constitute a quorum for the transaction of any business of the board, except the appointment of president or professor, or the establishment of chairs in said institution, and the enactment of by-laws for its government, for which the presence of a majority of the board shall be necessary.

Quorum.

Powers of annual conference.

§ 3. Said annual conference of the Methodist Episcopal church, under whose control and patronage said university is placed, shall each also have the right to appoint, annually, two suitable persons, members of their own body, visiters to said university, who shall attend the examination of students, and be entitled to participate in the deliberations of the board of trustees, and enjoy all the privileges of members of said board, except the right to vote.

Location of university.

§ 4. Said institution shall remain located in or near the city of Chicago, Cook county; and the corporators and their successors shall be competent in law or equity to take to themselves, in their said corporate name, real, personal or mixed estate, by gift, grant, bargain and sale, conveyance, will, devise or bequest, of any person or persons whomsoever; and the same estate, whether real, personal or mixed, to grant, bargain, sell, convey, devise, let, place out at interest, or otherwise dispose of the same, for the use of said institution, in such manner as to them shall seem most beneficial to said institution. Said corporators shall faithfully apply all the funds collected, or the proceeds of the property belonging to the said institution, according to their best judgment, in erecting and completing suitable buildings, supporting necessary officers, instructors and servants, and procuring books, maps, charts, globes and philosophical, chemical and other apparatus necessary to the success of the institution, and do all other acts usually performed

May hold real estate.

Proceeds of property, how applied.

by similar institutions that may be deemed necessary or useful to the success of said institution, under the restrictions herein imposed: *Provided, nevertheless*, that in case any donation, devise or bequest shall be made for particular purposes accordant with the design of the institution, and the corporation shall accept the same, every such donation, devise or bequest shall be applied in conformity with the express conditions of the donor or devisor: *Provided, further*, that said corporation shall not be allowed to hold more than two thousand acres of land at any one time, unless the said corporation shall have received the same by gift, grant or devise; and in such case they shall be required to sell or dispose of the same within ten years from the time they shall acquire such title, and on failure to do so, such land, over and above the before named two thousand acres, shall revert to the original donor, grantor, devisor, or their heirs.

Not to hold more than 2000 acres of land.

Treasurer.

§ 5. The treasurer of the institution, and all other agents, when required, before entering upon the duties of their appointment, shall give bond for the security of the corporation, in such penal sums and with such securities as the corporators shall approve; and all process against the corporation shall be by summons, and the service of the same shall be by leaving an attested copy thereof with the treasurer, at least sixty days before the return day thereof.

Process against corporation.

Principal and teachers.

§ 6. The corporation shall have power to employ and appoint a president or principal for said institution, and all such professors or teachers, and all such servants as may be necessary, and shall have power to displace any or such of them as the interest of the institution may require; to fill vacancies which may happen by death, resignation or otherwise among said officers and servants; and to prescribe and direct the course of studies to be pursued in said institution.

Further powers.

§ 7. The corporation shall have power to establish departments for the study of any and all the learned and liberal professions in the same, to confer the degrees of doctor in the learned arts and sciences and *belle lettres*, and to confer such other academical degrees as are usually conferred by the most learned institutions.

Examining board.

§ 8. Said corporation shall have power to institute a board of competent persons, always including the faculty, who shall examine such individuals as may apply, and if such applicants are found to possess such knowledge pursued in said institution as in the judgment of said board renders them worthy, they may be considered graduates in course, and shall be entitled to diplomas accordingly, on paying such fee as the corporation shall affix; which fee, however, shall in no case exceed the tuition bills of the full course of studies in said institution. Said examining board may not exceed the number of ten, three of whom may transact business, provided one be of the faculty.

Violation of charter.

§ 9. Should the corporation at any time act contrary to the provisions of this charter, or fail to comply with the same, upon complaint being made to the circuit court of Cook county, a *scire facias* shall issue, and the circuit attorney shall prosecute, in behalf of the people of this state, for forfeiture of this charter. This act shall be a public act, and shall be construed liberally in all courts, for the purposes herein expressed.

APPROVED Jan. 28, 1851.

AN ACT to incorporate the Saline Coal and Manufacturing Company.

In force January 28, 1851.

Whereas the objects herein cannot be provided for under a general law of this state.

SECTION 1. *Be it enacted by the people of the State of Illinois, represented in the General Assembly*, That Albert G. Caldwell and Joseph Bowles, and their associates, successors and assigns, be and they are hereby created a body politic and corporate, under the name and style of the "Saline Coal and Manufacturing Company," and under and by that name they and their successors shall have succession, contract and be contracted with, sue and be sued in all courts and places; they shall have power to organize such company, by the appointment of a president and such other officers as they may deem necessary, at such time and place as they may designate, by notice previously given by them. And when thus organized they and their successors may have a common seal, and alter the same; and shall have power to make such by-laws, rules and regulations as they may deem necessary, from time to time, for the government and the management and prosecution of the business of said company, not inconsistent with the constitution and laws of this state and the United States.

Corporators.

Style.

Powers.

§ 2. The said company may appoint and employ such agents as may be required by them, and define the powers and prescribe the duties of such agents.

May employ agents.

§ 3. The said company may receive, buy and hold such real estate, mining rights and rights of way, as may be deemed necessary by them to the successful prosecution of their business and the execution of the powers herein granted; and shall have power to lay out and construct such waggon ways, railroads and appurtenances thereto, on and from the lands of said company, to such points on the Saline and Ohio rivers as they may deem expedient and pro-

Further powers of company.

LAWS

OF

THE STATE OF ILLINOIS.

PASSED BY THE

NINETEENTH GENERAL ASSEMBLY.

CONVENED JANUARY 1, 1855.

SPRINGFIELD:
LANPHIER & WALKER, PRINTERS.
1855.

Compensation for damages.

of said road and its appendages, first making just and reasonable compensation to the owners of said lands for any damages that may arise to them from the building of said road; and in case said company shall not be able to obtain the title to the land through which the said road shall be laid by purchase or voluntary cession the company are hereby authorised to proceed to ascertain and determine the damages sustained by said owner or owners in the manner provided by the ninety-second chapter of the Revised Statutes of this state entitled "Right of way:" *Provided*, that after the appraisal of damages, as provided in said statute, and upon deposit of the amount of appraisal in the circuit court of Adams county, the said company are hereby authorised to enter upon such lands for the construction of said road and its appendages.

Right of way.

Proviso.

Borrow money.

§ 8. The said company are authorised to borrow from time to time such sum or sums of money, not exceeding the amount of the capital stock of said county, as in their discretion may be deemed necessary to aid in the construction of said road, and to pay any rate of interest thereon that may be agreed on and to pledge and mortgage the said road and appendages or any part thereof or any other property or effects, rights, credits or franchises of the said company as security for any loan at such rates or on such terms as the board of directors may determine.

Mortgage property.

Repair damages.

§ 9. Said company shall be bound to repair all public highways that their road may cross or run parallel with and all bridges and water courses that may be injured in the construction and using of said road.

Penalty.

§ 10. Any person who shall willfully injure or obstruct said road or its branch or any part of its appendages shall be deemed guilty of a misdemeanor, and shall forfeit to the use of the company three fold the amount of damages occasioned by such injury or obstruction, to be recovered in an action of debt in the name of said company, with costs of suit, before any justice of the peace or before any court having jurisdiction thereof in the state; and should any person or persons pass along or over said road or its branch with any team or teams or other property without paying the legal toll therefor such person or persons shall forfeit to said company the sum of five dollars for the first offense and ten dollars for every subsequent offense, to be recovered in an action of debt in the name of said company before any justice of the peace in this state.

Time of completion.

§ 11. Said company shall be allowed two years from the passage of this act for the commencement of the construction of said road and five years for the completion of the same; and a majority of the corporators herein named shall have power to act in all cases.

In case of no election.

§ 12. In the event there is no election of directors as herein provided for an election for said directors may be held at any time fixed upon said James W. Singleton, Levi Palmer and John Arnold: *Provided*, said election shall be held in the manner herein provided for.

Call meeting.

§ 13. The president of the board of directors or any three of said directors shall have power to call a special meeting of the board whenever in his or theiropinion the interests of said company may require it.

§ 14. This act shall be deemed and taken as a public act, and shall be construed beneficially for all purposes therein specified.

§ 15. This act shall take effect and be in force from and after its passage.

APPROVED Feb. 14, 1855.

In force Feb. 14, 1855.

AN ACT to amend an act entitled "An act to incorporate the Northwestern University," approved January 28th, 1851.

Trustees.

SECTION 1. *Be it enacted by the people of the state of Illinois, represented in the General Assembly*, That John J. Smith, Aaron Wood, Luther Taylor and William Graham and such persons as shall be elected to succeed them by the Northwestern Indiana Conference of the Methodist Episcopal Church be and they are hereby constituted members of the board of trustees of the Northwestern University.

Sale of spiritous liquors prohibited.

§ 2. No spiritous, vinous or fermented liquors shall be sold under license or otherwise within four miles of the location of said university, except for medicinal, mechanical or sacramental purposes, under a penalty of twenty-five dollars for each offense, to be recovered before any justice of the peace of said county in an action of debt in the name of the county of Cook: *Provided*, that so much of this act as relates to the sale of intoxicating drink within four miles may be repealed by the general assembly whenever they may think proper.

Proviso.

Power to dispose of property.

§ 3. The said corporation shall have power to take, hold, use and manage, lease and dispose of all such property as may in any manner come to said corporation charged with any trust or trusts in conformity with trusts and direction and so execute all such trusts as may be confided to it.

Exempt from tax, &c.

§ 4. That all property of whatever kind or description belonging to or owned by said corporation shall be forever free from taxation for any and all purposes.

§ 5. This act shall be a public act and take effect from and after its passage.

APPROVED Feb. 14, 1855.

In force Feb. 14, 1855.

AN ACT to incorporate Peoria University.

Corporators.

SECTION 1. *Be it enacted by the people of the state of Illinois, represented in the General Assembly*, That B. F. Sperman, T. W. Hynes, A. Kirkpatrick, James Smith, R. V. Dodge, J. F. Bergen, John Allen, T. S. Vail, W. McCandless, T. Cander, A. Coffey, T. N. Ewing, —— Prouter, R. M. Richardson, G. F. Goodhue, H. McCormick, H. J. Coe, S. T. Wilson, N. B. Curtis, J. Reynolds, J. L. Gri[illegible]wold, P. R. R. Brotherson, J. Walker, S. S. Clark, J. K. Cooper, J. W. Hansel, A. P. Bartlett, R. Rouse, J. M. Clay Smith and R. P. Farris be and they are created a body corporate and politic, for the purpose of founding and maintaining at or near the city of Peoria, Illinois, an institution of learning, to be known by the name of "The Peoria University."

Name and style.

§ 2. Said corporation shall be known by the name and style of "The Board of Trustees of Peoria University," and by that style and name shall remain and have perpetual succession, with power to sue and be sued; to plead and be impleaded; to acquire, hold and convey property, real, personal or mixed, in all lawful ways; to have, use and alter at pleasure a common seal; to make, alter and establish, from time to time, such constitution, rules, by-laws and regulations as they may deem necessary for the good government of said corporation and the proper management of the institution under their control: *Provided*, such constitution, rules, by-laws or regulations be not inconsistent with the constitution and laws of this state or of the United States.

General powers.

Trustees divided into classes.

§ 3. Said trustees shall be divided into five classes, whose term of service shall be arranged in such a manner that one class shall go out of office in each successive year at the time of the regular annual meeting of the Synod of Illinois of the Presbyterian Church, in the United States of America, and as such vacancies shall occur they shall be filled by appointment of said synod at said time of meeting.

Number of trustees.

§ 4. The number of trustees constituting said board shall never exceed thirty, nine of whom shall constitute a quorum for the transaction of business at any regular or special meeting, duly notified and assembled,

Establish separate departments.

§ 5. Said corporation may establish separate departments of the learned professions, the sciences and arts, including the departments of theology, medicine and law, and shall assign to each department a competent faculty of instructors: *Provided*, the appointment of instructors or professors constituting each faculty shall be subject to the sanction of said synod.

Certificates of scholarship.

§ 6. Said corporation may issue certificates of scholarship, limited or perpetual, upon such terms as the corporation and the party contracting for the scholarship shall agree; and the benefit of such scholarship shall inure to the holder thereof or his or her assigns so long as the covenants therein agreed to by the person or persons contracting for or lawfully owning such scholarship shall continue to be faithfully performed and no longer, except at the option of the corporation.

Government.

§ 7. The professors or a majority of them duly appointed in said university or provided for in section five (5) of this act shall constitute a faculty in the power to enforce the laws, rules and regulations enacted by the board of trustees for the government and discipline of the students; to suspend or expel such of them as may in their judgment deserve it, and to grant and confirm, by the consent of the board of trustees, degrees in the liberal arts and sciences or any of the branches thereof to students or others when by their proficiency in learning and other meritorious distinctions they shall regard as entitled to them, as it has been usual to grant in other universities and colleges, and to grant to such graduates diplomas or certificates, under their common seal, to authenticate and perpetuate upon graduation.

§ 8. No misnomer of said corporation shall defeat or annul any gift, grant, bequest or devise to or for said corporation for the use or benefit of the Peoria University or any department thereof: *Provided*, the intent of the party or parties making such gift, grant, devise or bequest be sufficiently manifest.

§ 9. This act shall be a public act, and shall be in force from and after its passage.

APPROVED Feb. 14, 1855.

PRIVATE LAWS

OF THE

STATE OF ILLINOIS,

PASSED BY THE

TWENTY-FIFTH GENERAL ASSEMBLY,

CONVENED JANUARY 7, 1867.

VOLUME I.

SPRINGFIELD:
BAKER, BAILHACHE & CO., PRINTERS
1867.

ses, accordant with the objects of the institution, and the trustees shall accept the same. Every such donation, devise or bequest, shall be expressly applied in conformity with the condition prescribed by the donor or divisor.

APPROVED February 18, 1867.

In force February 19, 1867.

AN ACT to amend an act entitled "An act to incorporate the Northwestern University," and the several acts amendatory thereof.

SECTION 1. *Be it enacted by the People of the State of Illinois, represented in the General Assembly*, That the name of that corporation created by act of the general assembly of the state of Illinois, approved on the 28th day of January, A. D. 1851, under the name of the "Trustees of the Northwestern University," be and the same is hereby changed to "Northwestern University," and by that name shall hereafter be known, and in and by such name shall have and exercise all the powers and immunities conferred on said corporation by said act of incorporation and all acts amendatory thereof.

Change of name

Additional trustees.

§ 2. In addition to the number of trustees heretofore provided for by law, the board may elect any number not exceeding twenty-four, and without reference to their several places of residence, and a majority of the whole board shall be members of the Methodist Episcopal church.

Qualifications of trustees.

Quorum.

§ 3. No greater number shall be required to constitute a quorum than has been heretofore required by law: *Provided*, that in all called meetings of the board the object of the meeting shall be particularly specified in the notice to be previously given to each trustee.

Notice of meeting.

§ 4. This act shall be a public act, and be in force from and after its passage.

APPROVED February 19, 1867.

In force Feb. 25, 1867.

AN ACT to incorporate the Illinois soldiers' college at Fulton, in Whiteside county.

SECTION 1. *Be it enacted by the People of the State of Illinois, represented in the General Assembly*, That Alfred Eddy, James McCoy, Leander Smith, Edward R. Allen, Silvanus Wilcox, David L. Hough, William F. Osgood, Orin Cowles, J. E. Forester, Josiah Leonard, J. H. Elliott and Charles Randolph, and such other persons as are or

may hereafter become associated as shareholders (as hereinafter mentioned), with them and their successors, are hereby constituted a body corporate, by the name and style of "The Illinois Soldiers' College," and by that name and style shall remain and have perpetual succession.

Name and style

Object.

§ 2. That the object of this corporation is, and shall be, to promote education, civil and military, and especially at present to place within the reach of the soldiers and sailors of Illinois and their children the means of acquiring a thorough education. And all gifts, grants, donations, devises and bequests which shall be made to this corporation, and all property and effects by virtue of this act obtained, or received, or that may hereafter be in any manner acquired, and the proceeds thereof shall be held, used and applied by the corporation for the purpose aforesaid. And no trustee of said corporation shall be paid any compensation for time spent in serving as such. But the board may allow to each member the necessary traveling and hotel expenses, incurred by him while actually attending as a member of the board.

Vested rights.

§ 3. That the said corporation, by its corporate name, may make contracts, sue and be sued, plead and be impleaded, grant and receive, accept donations, devises and bequests, accept, acquire, purchase, sell, convey and manage property, real or personal; have a common seal and alter or change the same; and may make by-laws, rules and regulations, and may confer on such persons as may be considered worthy such academical or honorary degrees as are usually conferred by similar institutions.

Other acts legalized.

§ 4. That the acts and proceedings of the trustees of the Illinois soldiers' college and military academy located at Fulton, heretofore had under the general law authorizing the incorporation of institutions of learning, be, and the same are hereby legalized, and the corporation established thereby is and shall be merged in the corporation created by this act, and all the property, estate, effects, choses in action, money, notes, mortgages, and accounts, and all of the right, title and interest, legal and equitable in and to property, whether real, personal or mixed, now owned, possessed, claimed, had or held by the corporation established as aforesaid, are and by virtue hereof shall be transferred to, vested in and become the property of the corporation created hereby, and the trustees of this corporation are authorized and required to take full and entire possession, control and management of the same and every and all undertakings and contracts, made by any person or persons, or body corporate to and with the corporation merged as aforesaid, shall enure to and be deemed and treated in all courts and places as though made with the corporation created by this act, and this corporation shall be bound by the undertakings and contracts of said merged

No. 76-943
Appellate Court of Illinois, First District. Second Division Judgment affirmed

Northwestern Univ v. State of Illinois

56 Ill. App. 3d 305 (Ill. App. Ct. 1977) · 371 N.E.2d 1046
Decided Dec 27, 1977

No. 76-943

306 Opinion filed December 27, 1977. *306

APPEAL from the Circuit Court of Cook County; the Hon. ARTHUR L. DUNNE, Judge, presiding.

William J. Scott, Attorney General, of Chicago (Imelda R. Terrazino, Assistant Attorney General, 307 of counsel), for appellant. *307

William H. Thigpen, Frederick J. Artwick, and Gerald L. Anst, all of Sidley Austin, of Chicago, and James M. Perry, of Evanston, for appellee.

Mr. JUSTICE STAMOS delivered the opinion of the court:

This appeal arises from an order entered by the circuit court of Cook County, denying defendants' motions to strike and dismiss plaintiff's amended complaint for declaratory judgment and other relief,[1] and denying defendant State of Illinois' motion for reconsideration. The circuit court held (1) that an actual controversy existed upon which declaratory judgment could properly be based; and (2) that the Illinois General Assembly impliedly repealed section II of the first amendment to the Charter of Northwestern University by enacting the local option statute (Ill. Rev. Stat. 1975, ch. 43, par. 110).

[1] Since this is an appeal from the denial of a motion to strike and dismiss and motion to reconsider, and both defendants elected to proceed to judgment without filing answers, the facts, well-pleaded, are taken as true.

Plaintiff, Northwestern University, is an Illinois corporation located in Evanston, Illinois. Plaintiff's charter, approved by the Illinois legislature January 28, 1851, and amended February 14, 1855, contains the following pertinent provisions:

> "Section II. No spiritous, vinous, or fermented liquors shall be sold under license, or otherwise, within four miles of the location of said University, except for medicinal, mechanical, or sacramental purposes, under a penalty of twenty-five dollars for each offense, to be recovered before any Justice of the Peace of said County in an action of debt in the name of the County of Cook: Provided, that so much of this act as relates to the sale of intoxicating drinks within four miles, may be repealed by the General Assembly whenever they may think proper."
>
> (First amendment to Charter, section II, approved February 14, 1855.)
>
> "Section IX. Should the corporation at any time act contrary to the provisions of this charter, or fail to comply with the same, upon complaint being made to the Circuit Court of Cook County, a *scire facias* shall issue, and the circuit attorney shall prosecute in behalf of the People of this State for forfeiture of this charter." Charter, section IX, approved January 28, 1851.

On February 11, 1975, plaintiff filed a complaint requesting a declaratory judgment (amended September 9, 1975) alleging, *inter alia,* that the prohibition contained in section II of the first amendment to the Charter was repealed by implication by Ill. Rev. Stat. 1934, ch. 43, par. 110. This legislation, commonly known as the local option statute, provides in relevant part that:

308 *308

> "In every city, village or incorporated town, the city council or president and board of trustees, and in counties in respect of territory outside the limits of any such city, village or incorporated town the county board shall have the power by general ordinance or resolution to determine the number, kind and classification of licenses, for sale at retail of alcoholic liquor not inconsistent with this Act and the amount of the local licensee fees to be paid for the various kinds of licenses to be issued in their political subdivision, * * *." Ill. Rev. Stat. 1975, ch. 43, par. 110.

Motions to strike and dismiss the amended complaint for declaratory judgment were filed by defendants Bernard Carey and the State of Illinois. After a hearing on these motions the circuit court of Cook County found that an actual controversy existed. Defendant State of Illinois then filed a motion to reconsider and vacate that part of the order finding an actual controversy. The circuit court, after a hearing, entered an order denying the motion. This order found that an actual controversy existed with respect to the allegations of the amended complaint and paragraph I of plaintiff's prayer for relief. The circuit court further found that section II of the first amendment to plaintiff's charter had been repealed by section 1 of article IV of the Dramshop Act (Ill. Rev. Stat. 1975, ch. 43, par. 110). It is from these findings that defendant State of Illinois appeals.

• 1 The Illinois Civil Practice Act authorizes the entry of a declaratory judgment "in cases of actual controversy." (Ill. Rev. Stat. 1975, ch. 110 par. 57.1(1).) In searching for an "actual controversy" we must liberally construe the declaratory judgment statute. *Roberts v. Roberts* (1967), 90 Ill. App.2d 184, 234 N.E.2d 372.

Plaintiff has sought, and obtained, a declaration that section II of the first amendment to its charter has been impliedly repealed. If we affirm that declaration, plaintiff will undoubtedly endeavor to obtain a liquor license from the city of Evanston. If plaintiff had attempted to sell liquor in violation of the prohibition contained in its charter, plaintiff would have been subject to prosecution for forfeiture of the charter. (Charter, section IX, approved January 28, 1851.) Plaintiff need not act at its peril prior to seeking declaratory relief. Although no wrong has yet been committed, such is not necessary to obtain declaratory relief. The mere existence of a claim, assertion or challenge to plaintiff's legal interests, in which the ripening seeds of litigation may be seen and which cast doubt, insecurity, and uncertainty upon plaintiff's rights or status damages plaintiff's pecuniary or material interests and establishes a condition of justiciability. *Roberts v. Roberts* (1967), 90 Ill. App.2d 184, 234 N.E.2d 372. *Accord, St. Joseph Hospital v. Corbetta Construction Co.,* (1974), 21 Ill. App.3d 925, 316 N.E.2d 51.

• 2 Plaintiff is, therefore, entitled to know whether
309 or not a portion of *309 its charter remains in force and effect. Doubt has been cast upon the validity of a charter provision. Consequently, we must agree with the circuit court's finding that an actual controversy exists.

We must now address ourselves to the status of section II of the first amendment to plaintiff's charter. Plaintiff contends that this section has been impliedly repealed by the passage of the local option statute. Ill. Rev. Stat. 1975, ch. 43, par. 110.

• 3 An implied repeal results from some enactment the terms and necessary operation of which cannot be harmonized with the terms and necessary effect of an earlier act, and therefore the last expression of law prevails since it cannot be supposed that the lawmaking power intends to contradict and enforce laws which are contradictions. (*Rosehill Cemetery Co. v. Lueder* (1950), 406 Ill. 458, 94 N.E.2d 342.) It is also essential that the implication, to be operative, must be necessary. *Rosehill Cemetery Co. v. Lueder.*

Repeal by implication is not favored, and even if there is an apparent inconsistency between two laws, they will be construed, insofar as possible, so as to preclude an implied repeal of the earlier by the later. (*People v. Isaacs* (1967), 37 Ill.2d 205, 226 N.E.2d 38.) It is only when there is a clear repugnancy and both acts cannot be carried into effect that the former is impliedly repealed. *City of Geneseo v. Illinois Northern Utilities Co.* (1941), 378 Ill. 506, 39 N.E.2d 26; *Dingman v. People* (1869), 51 Ill. 277.

The Illinois Supreme Court has had the opportunity to consider a factual pattern similar to that in the instant case, *Dingman v. People* (1869), 51 Ill. 277, and, pursuant to a careful analysis of the charters involved, disposed of the case through the doctrine of implied repeal. In *Dingman,* appellant had been indicted for maintaining a place, within one mile of the site of the University of Chicago, for the sale of spirituous liquors, for other than mechanical or medicinal purposes, contrary to the charter of the University of Chicago. The charter, adopted on the 30th of January, 1857, provided, in relevant part, that:

> "To enable the trustees to fulfill the trusts hereby committed to them, and to secure the ends of this corporation, it is hereby declared unlawful for any person to entice any student of said university into the practice of gaming, or to furnish to any student any device or instrument for gaming, or any intoxicating liquors. And any billiard room, bowling alley, race course, or other device or instrument for gaming, or any brothel or house of ill-fame, or place where intoxicating liquors are sold or furnished, except for medicinal or mechanical purposes, within one mile of the site of said university, is hereby declared a nuisance, and subject to abatement as such."

The revised charter of the City of Chicago, 310 adopted on the 13th of *310 February, 1863, conferred the power to grant or refuse licenses for the sale of liquors within city limits on the mayor and city council.

At trial, judgment was entered against the appellant based upon a violation of the charter of the University of Chicago. Accordingly, appellant was ordered to abate the nuisance he had created. The Illinois Supreme Court reversed, and precisely set forth its analysis in terms of the doctrine of implied repeal. With respect to the *Dingman* facts the court stated:

> "In such a case, the rule that a law will not be repealed by implication, in doubtful cases, does not apply, as there is here a direct conflict between the former and latter law; and when there is a clear repugnance between two laws, and the provisions of both can not be carried into effect, the later law must prevail, and the former yield to the last expression of the legislative will. We regard these two provisions of law as falling within that predicament." (*Dingman v. People* (1869), 51 Ill. 277, 279.)

The "later law" was that encompassed by the charter of the City of Chicago and the court held that the enactment of this charter provision impliedly repealed the aforementioned provision of the University of Chicago charter.

The *Dingman* decision and the legal principles which form the basis of the doctrine of implied repeal compel us to place the disputed charter provision and the local option statute "side by side" for the purpose of determining whether they are irreconcilably inconsistent and clearly repugnant to each other. Only if a "clear repugnance" is found may we find that an implied repeal of section II of the first amendment to plaintiff's charter has occurred.

• 4 The prohibition contained in the charter unquestionably applies to the sale of liquor by anyone within four miles of the location of Northwestern University. The local option statute (Ill. Rev. Stat. 1975, ch. 43, par. 110) unquestionably allows the City of Evanston to determine who, within Evanston, shall be a recipient of a liquor license. Consequently, a conflict exists. The charter provision prohibits the sale of liquor in any area of Evanston within four miles of Northwestern University and the local option statute gives Evanston the power to grant liquor licenses in Evanston, irrespective of location within Evanston. If we were to find that the charter provision and the local option statute were harmonious and not repugnant we would cause an anomalous situation to arise in which the power given to Evanston under the local option statute would be taken away by the Northwestern University Charter. We, therefore, cannot hold that the local option statute, as applied to Evanston, is
311 operative throughout Evanston except for any *311 area within four miles of Northwestern University. The local option statute must be of uniform applicability throughout Evanston.

• 5 Consequently, we find that section II of the first amendment to plaintiff's charter and the local option statute (Ill. Rev. Stat. 1975, ch. 43, par. 110) are not harmonious and are clearly repugnant to each other. Since the local option statute, with respect to the charter, is the later expression of law, the local option statute impliedly repeals section II of the first amendment to plaintiff's charter.

The judgment of the circuit court of Cook County is affirmed.

Affirmed.

DOWNING, P.J., concurs.

Mr. JUSTICE PUSATERI, concurring in part and dissenting in part:

I concur with my colleagues that the trial court was correct in finding the existence of an "actual controversy" within the meaning of section 57.1 of the Illinois Civil Practice Act, but I respectfully dissent from their conclusion that the local option section of the Liquor Control Act repealed by implication section II of the first amendment to the charter of Northwestern University.

As to the first issue, the trial court specifically found that:

> "* * * in light of the forfeiture provisions of Section 9 of the Charter of the Northwestern University that the University would be prejudiced by having to proceed at their peril and in their attempt to get a license and if such occurred without having a prior resolution of it * * *.
>
> * * * I am finding that they do not have to apply for a license at their peril without having this preliminary matter resolved."

There is a policy of liberal justiciability underlying section 57.1 of the Civil Practice Act (Ill. Rev. Stat. 1975, ch. 110, par. 57.1) which was clearly articulated by the court in *Roberts v. Roberts* (1st Dist. 1967), 90 Ill. App.2d 184, 234 N.E.2d 372, wherein it stated:

> "* * * While the complaint on its face does not appear to plead an actual controversy, the Declaratory Judgment Act is to be liberally construed and not restricted by technicalities. *Central Ice Cream Co. v. Universal Leaseway System,* 20 Ill. App.2d 145, 155 N.E.2d 324 (1959). We believe that there is an actual controversy in the instant case. *There are adverse legal interests. Although no wrong has yet been committed, such is not necessary to obtain declaratory relief. The mere existence of a claim, assertion or challenge to plaintiff's legal interests, in which the ripening seeds* 312 *312 *of litigation may be seen and which cast doubt, insecurity, and uncertainty upon plaintiff's rights or status, damage plaintiff's pecuniary or material interests and establishes a condition of justiciability.* [Citation.] * * *." (Emphasis added.) 90 Ill. App.2d 184, 187.

In a very recent decision, *Howlett v. Scott* (1977), 69 Ill.2d 135, 370 N.E.2d 1036, our supreme court further explained the meaning of actual controversy in the context of declaratory judgment actions when it stated:

> "We have recently discussed the requirement of an actual controversy in *Underground Contractors Association v. City of Chicago* (1977), 66 Ill.2d 371. There we said:
>
> > "'Actual" in this context does not mean that a wrong must have been committed and injury inflicted. Rather, it requires a showing that the underlying facts and issues of the case are not moot or premature, so as to require the court to pass judgment on mere abstract propositions of law, render an advisory opinion, or give legal advice as to future events. [Citations.] The case must, therefore, present a concrete dispute admitting of an immediate and definitive determination of the parties' rights, the resolution of which will aid in the termination of the controversy or some part thereof. [Citations.]' (66 Ill.2d 371, 375.)" (69 Ill.2d 135, 141-42.)

In addition, the granting of declaratory relief is discretionary with the court. (*Antioch Community High School Teachers' Association v. Board of Education* (2d Dist. 1971), 2 Ill. App.3d 504, 507, 275 N.E.2d 683.) The fact that Northwestern has not yet applied for and been granted a liquor license does not preclude it from seeking declaratory relief. The mere act of applying for such a license requires the University to act at its peril. Hence, there is a sufficient amount of uncertainty presently cast upon the University's status and legal rights to constitute an actual controversy.

A case factually similar to the instant case and illustrative of Northwestern's position is *Crest Commercial Inc. v. Union-Hall, Inc.* (2d Dist. 1968), 104 Ill. App.2d 110, 243 N.E.2d 652. In that case the court was called upon to decide whether a restrictive covenant extended to a certain parcel of land prior to the execution of a lease. The court found that an actual controversy existed, despite the fact that the lease had not yet been executed. In so holding the court stated:

> "'It is not essential to a proceeding for declaratory judgment that there be a violation of a right, a breach of duty, or a wrong committed by one party against the other. The mere existence of a cloud, the denial of a right, the assertion of an unfounded claim, the existence of conflicting claims, or the uncertainty or
313 insecurity *313 occasioned by new events may constitute the operative facts entitling a party to declaratory relief.'" 104 Ill. App.2d 110, 115.

An examination of the other authorities cited by the defendant-appellants also fail to disclose any basis for requiring the plaintiff-appellee, Northwestern University, to place its charter in jeopardy in order to obtain a declaration of whether it may lawfully apply for a liquor license.

However, regarding the only substantive issue in this case, I disagree with the majority's affirmance of the trial court's finding that a general law, the local option section of the Illinois Liquor Control Act, impliedly repealed a special act, namely, the official charter of Northwestern University.

The local option section of the Illinois Liquor Control Act is general in nature and applies to
314 every city, village and unincorporated town throughout the State of Illinois. This section grants these local governments the power to determine by ordinance or resolution the number, kind and classification of liquor licenses as well as the amount of local license fees. However, the special act involved in this case constitutes the charter granted to Northwestern in 1855 which has consistently been held to be a valid binding contract between the University and the State of Illinois. (See *People ex rel. Cook County Collector v. Northwestern University* (1972), 51 Ill.2d 131, 281 N.E.2d 334; *In re Northwestern University* (1903), 206 Ill. 64, 69 N.E. 75; *Northwestern University v. Hanberg* (1908), 237 Ill. 185, 86 N.E. 734.) In the past, Northwestern has vigorously opposed any attempt made by outside parties to interfere in any manner with its charter, and in each instance, the validity of the charter provisions have been recognized and carefully protected by the courts. *Northwestern v. Hanberg; In re Northwestern University.*

The trial court in the instant case was also very concerned by what appeared to be the first attempt by Northwestern to abrogate the provisions of its own charter, and the court so stated:

> "* * * I must admit also that I an somewhat disturbed by the persistence of the University in seeking to have this Charter provision set aside.
>
> It is remarkable to me that a university of the magnitude and stature of Northwestern, would seek to have their Charter tampered with or ruled upon in any way which may affect their rights. * * *
>
> I am also somewhat disturbed because of the religious nature of the University, because of its longstanding relation with various denominations, because of its support of various religious organizations, and for many years since its very inception."

*314

Moreover, I do not find the doctrine of repeal by implication to be applicable to the instant case. As our Supreme Court stated in *United States v. Borden Co.* (1939), 308 U.S. 188, 198-99, 84 L.Ed. 181, 190-91, 60 S.Ct. 182:

> "It is a cardinal principle of construction that repeals by implication are not favored. When there are two acts upon the same subject, the rule is to give effect to both if possible. *United States v. Tynen,* 11 Wall. 88, 92; *Henderson's Tobacco,* 11 Wall. 652, 657; *General Motors Acceptance Corp. v. United States,* 286 U.S. 49, 61, 62. The intention of the legislature to repeal 'must be clear and manifest.' *Red Rock v. Henry,* 106 U.S. 596, 601, 602. It is not sufficient, as was said by Mr. Justice Story in *Wood v. United States,* 16 Pet 342, 362, 363, 'to establish that subsequent laws cover some or even all of the cases provided for by [the prior act]; for they may be merely affirmative, or cumulative, or auxiliary.' There must be 'a positive repugnancy between the provisions of the new law, and those of the old; and even then the old law is repealed by implication only *pro tanto* to the extent of the repugnancy.' See also *Posadas v. National City Bank,* 296 U.S. 497, 504."

The court in *City of Geneseo v. Illinois Northern Utilities Co.* (1941), 378 Ill. 506, 529, 39 N.E.2d 26, 37, further expounded upon this by stating:

> "In determining whether one statute is repugnant to another the court should consider its several parts in connection with correlated sections *in pari materia.* [Citation.] The repeal by implication of one act by a later act is not effected by mere conflicts or inconsistencies between them, but only where the carrying out of the later act prevents the enforcement *of any part* of the former. To the extent they are in conflict the first act is repealed, but the parts of the first act not affected remain in full force and effect." (Emphasis added.)

A necessary corollary to this principle is the presumption that a prior special act is intended to remain in force and effect as an exception to a later repugnant general act. *Ralston Purina Co. v. Killam* (1973), 10 Ill. App.3d 397, 402-03, 293 N.E.2d 750.

A clear illustration of this principle is found in *Rosehill Cemetery v. Lueder* (1950), 406 Ill. 458, 94 N.E.2d 342. This case is also cited by the majority for the general rule of implied repeal, and specifically that implied repeal results where some enactment cannot be harmonized with the terms and necessary effect of an earlier act, and the last expression of the law prevails since it cannot be presupposed that the lawmaking power intends to contradict and enforce laws which are contradictions. *Rosehill* however, is also demonstrative of a situation factually analogous to
315 the *315 instant case where our supreme court refused to apply the doctrine of repeal by implication. In *Rosehill,* it was contended that even though the cemetery was incorporated under a special legislative act, that the later Cemetery Care Act repealed by implication the provisions of the cemetery's charter with respect to the control and investment of its perpetual care funds. The court rejected this contention wherein it stated:

> "Rosehill Cemetery Company has by its charter been given rights which have been recognized by this court on many occasions. Its charter has been referred to as a contract in [citations]. And it has also been held that its rights were not changed by the adoption of the constitution of 1870. [Citation.]
>
> * * *
>
> The General Assembly must have been cognizant of the powers of appellant and other cemeteries created by special acts of the legislature, and if it was its intention to limit the powers of the Rosehill Cemetery Company, or to repeal in part the provisions of the act of its incorporation, some reference would have been made to same, or other action taken, * * *." 406 Ill. 458, 471.

In addition, our supreme court has held that the doctrine of repeal by implication is a mere canon of construction which "should never be followed to the extent of defeating or overriding the definite intent of the legislature." (*People ex rel. Dickey v. Southern Ry. Co.* (1959), 17 Ill.2d 550, 554, 162 N.E.2d 417, 420.) Certainly, the legislative grant of power to local entities to regulate the sale of liquor does not manifest a clear legislative intent to remove the specific restraint on liquor sales on campus which was imposed upon Northwestern by the special legislation incorporating it as a tax exempt institution. Taking into account the longstanding judicial history of concern which has prevented any encroachment upon Northwestern's charter, it is neither logical nor conceivable that the General Assembly would repeal this provision in so vague a manner.

The majority further places great reliance upon *Dingman v. People* (1869), 51 Ill. 277, for the invocation of the doctrine of repeal by implication to the instant case. However, this case is clearly distinguishable. In *Dingman,* the court found that a liquor license could be issued within a one-mile buffer zone set up in the University of Chicago's charter, since a later charter to the City of Chicago gave the City the power to license within its limits. Hence, in that case, a later special act, the City's charter impliedly repealed a prior special act, a provision of the University of Chicago's charter. Therefore, if the instant case involved a special legislative grant to the City of Evanston, then *Dingman* would be authority for finding that
316 the corporate charter of *316 Northwestern University had been repealed on the basis of an irreconcilable inconsistency. Under the instant facts, this decision is inapposite.

There are many ramifications and consequences flowing from the initial repeal of the liquor prohibition and subsequent sale of liquor by Northwestern on campus, involving major considerations such as taxation and liability problems. While I believe it proper for Northwestern to desire a change or modification of its charter in this regard, I feel that matters of such importance should be decided directly and forthrightly by the legislature and not by the courts through utilization of the doctrine of implied statutory repeal.

For the foregoing reasons, I would reverse the decision of the trial court and would find that section II of the first amendment of Northwestern's charter has not been repealed by implication.

casetext

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

For LUC re: NU's Sports complex zoning proposal

2 messages

Michael Hauser <hauserarch@gmail.com> Sun, Aug 6, 2023 at 1:10 PM
To: Meagan Jones <mmjones@cityofevanston.org>

Dear members of Evanston's Land Use Commission,

Thank you for your work with our great city, and for your careful consideration of Northwestern's Proposal to change the Zoning that regulates the activity at its sports complex.

Rather than recounting the preposterous pile of reasons that NU's proposal is bad for Evanston, I'll concentrate on an issue I find myself in the middle of, day after day: Zoning.

I have spent my career as a residential architect working (mostly) with Evanstonians to make their homes more responsive to their lifestyles. Occasionally, we identify a need to pursue a variation with Evanston's zoning laws, and often we have additional criteria to consider beyond the homeowner's needs because the home is Historic. For the most part, homeowners do not appreciate the extra step in the process of doing work on their homes. So, as part of my job, I have to make the case that Evanston's physical character - the very same character that attracted us all to Evanston in the first place - is a direct result of strong Zoning, and buy-in from us all in its existence.

But you all know how Zoning works, and you all know that it evolves at a glacial pace over decades - spanning multiple economic cycles, government leaders and homeowners. It is tweaked carefully, and slowly - or it will fail. And when it fails, and an Evanstonian's most precious and expensive investment - their home - becomes untenable, people stop "buying in" to their city. If the "rules" that are in place to protect us all fail me, why would I remain here? Why would I raise my family here? or open a business here? Allowing NU's sports complex to illegally become a United Center or Wrigleyville-type experience is an incalculable injustice to thousands of Evanstonians and an absolute failure of Zoning.

Northwestern's horde of trustees have a singular mission: to make more money for Northwestern. They are not looking after Evanston's physical character, or its infrastructure, or the thousands of Evanstonians (and Wilmetians) that live next to the sports complex whose lives will be forever changed for the worse if the concerts and mega-events are allowed. For the sake of Evanston - past, present, and future - please remain strong and supportive of Evanston's Zoning, and provide the City Council with a negative recommendation for NU zoning change request.

Thank you for listening,

Mike Hauser (ETHS 1989)
Architect
1715 Chancellor Street
Evanston, USA

Mike Hauser
hauserarch.com

Meagan Jones <mmjones@cityofevanston.org> Mon, Aug 7, 2023 at 7:30 AM
Draft To: Michael Hauser <hauserarch@gmail.com>

print for packet

Meagan Jones
Neighborhood and Land Use Planner
Interim Planning Manager
Community Development
Morton Civic Center
City of Evanston

2100 Ridge Ave. | Evanston, IL 60201 | 847-448-8170 | 224-307-8350
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[Quoted text hidden]

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Fwd: NU's Concert Proposal

1 message

Michael Griffith <mgriffith@cityofevanston.org> Tue, May 16, 2023 at 9:43 AM
To: Elizabeth Williams <ewilliams@cityofevanston.org>, Meagan Jones <mmjones@cityofevanston.org>
Cc: Cade Sterling <csterling@cityofevanston.org>, "Klotz, Melissa" <mklotz@cityofevanston.org>, Carlos Ruiz <cruiz@cityofevanston.org>

FYI

---------- Forwarded message ---------
From: **Michael Hauser** <hauserarch@gmail.com>
Date: Mon, May 15, 2023 at 11:48 AM
Subject: NU's Concert Proposal
To: Cade Sterling <csterling@cityofevanston.org>, Klotz, Melissa <mklotz@cityofevanston.org>, Michael Griffith <mgriffith@cityofevanston.org>, Carlos Ruiz <cruiz@cityofevanston.org>

Dear Zoning Folks,

Thank you again and again for your time and energy in defending Evanston's neighborhoods from absurd, irresponsible zoning proposals that would negatively affect thousands of Evanston families. I'm speaking, of course, about NU's proposal for a 35,000 person concert venue on our Central Street. This proposal feels wrong because it IS wrong, and enough time, money, and energy has been wasted on making that obvious. During this process, NU has bribed city officials, fabricated its need for concerts, lied about its intentions, and misled the community on key factors, including the proposed stadium's height. This process has been ugly and disappointing.

NU has no hardship, no need, and no practical reason to change its zoning and bring the mess of an annual summer concert series (and however many 10,000 people events) to its small, open bowl stadium in the middle of several residential neighborhoods. This proposal makes no sense to anyone except to those that would financially benefit from afar. For those who have lived next to the stadium for decades, like myself, this proposal is an absolute insult. Please do not let a Winnetka billionaire ruin my neighborhood and yours in order to satisfy his megalomania.

We purchased our homes with a set of rules in place that protect our homes from this exact thing. I have always believed that the purpose of Zoning is to keep the fabric of our communities intact, and when a community need arises to find a way forward. This is not a need, nor is it for the community. Allowing NU to hold these concerts and events would be a clear message that zoning is pay-to-play for the rich and whimsical. It will undermine the trust and the respect homeowners need to have for the process of zoning, and the governing bodies in power. This proposal should not even be on the table.

Thank you for listening.
Mike Hauser ETHS '89
Residential Architect (mostly in Evanston)
1715 Chancellor Street
Evanston, USA

Mike Hauser
hauserarch.com

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Fwd: A weighting vs. C weighting - WJHW Environmental Noise Impact Report

1 message

Eleanor Revelle <erevelle@cityofevanston.org> Mon, May 22, 2023 at 10:32 AM
To: Meagan Jones <mmjones@cityofevanston.org>, Elizabeth Williams <ewilliams@cityofevanston.org>
Cc: Sarah Flax <sflax@cityofevanston.org>, Luke Stowe <lstowe@cityofevanston.org>, Paul Zalmezak <pzalmezak@cityofevanston.org>, Daniel Biss <dbiss@cityofevanston.org>

Good morning, Meagan and Liz —

Over the past several months, I have been in regular communication with 7th ward resident Michael Pettersen, a “sound expert” employed at Shure since 1976 in technical/engineering roles and with many professional colleagues in the concert production world. Michael is studying the Environmental Assessment Review from WJHW that NU has submitted with its PD special use permit application and has shared an initial comment, namely that the WJHW study provides an incomplete picture of the sound impact of activities at the stadium.

The WJHW study uses “A’ weighting, which is appropriate for crowd noise and a PA system at a football game — but it underestimates the "disturbance factor” of low frequency noise that characterizes concerts. To assess the impact of low frequency noise from bass drums, bass guitars, synthesizers, etc, “C” weighting should be used.

Please ask the university to provide an updated environmental noise study using “C” weighting.

Thank you.
Eleanor

Begin forwarded message:

From: "Pettersen, Michael" <petterm@shure.com>
Subject: A weighting vs. C weighting - WJHW Environmental Noise Impact Report
Date: May 22, 2023 at 9:31:13 AM CDT
To: Eleanor Revelle <erevelle@cityofevanston.org>

May 22, 2023

After my first reading, the most significant “flaw” in the WJHW study is the use of “A” weighting for the SPL measurements, and for the simulations.

“A” weighting is commonly used for zoning ordinances, and it is understandable why WJHW used “A” weighting. “A” weighting is appropriate for stadium crowd noise, and its possible disturbance of conversation speech.

The first part of the study, regarding crowd noise and noise created by PA speech announcements, is logical and makes sense. A sound system of distributed loudspeakers is a fine solution. WJHW has much experience in this aspect of stadium design.

But, again, I stress: this proposed facility is NOT PRIMARILY A STADIUM – IT IS A PERFORMANCE VENUE. Football is secondary in the number of events and in the financial importance.

NOTE WELL: “A” weighting purposefully underestimates the disturbance factor of low frequency noise, such a bass/kick drum, bass guitar, synthesizer low notes, etc. This is the sonic noise most likely to disturb the surrounding neighborhoods and to travel long distances – over a mile can be typical.

“C” weighting is used when low frequencies are being studied. Jet airplane noise, construction noise, subway rumble, etc. Low frequency noise can travel long distances, and intrude into housing. Think of thunder, motorcycles, loud stereos inside a car.

Please read this simple explanation: https://acousticalengineer.com/the-abcs-of-frequency-weighting/

Thus, the first “demand” from the City must be for an updated environmental noise study using “C” weighting. The outcome will be VERY different, likely detrimental to the NU appeal, and a more accurate appraisal of the noise impact of a new performance venue.

Once again, low frequency noise/sound cannot be contained within an “open-sky” venue, i.e., that is not completely enclosed

Michael Pettersen

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City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Against rezoning NU stadium

Mike Miller <mjmil@comcast.net> Fri, Jul 14, 2023 at 8:01 AM
To: lstowe@cityofevanston.org, mklotz@cityofevanston.org, mmjones@cityofevanston.org

Luke Stowe, Melissa Klotz and Meagan Jones,

My name is Mike Miller and I live near the Northwestern athletic fields in northeast Evanston. I'm reaching out to give you a short summary of how Northwestern has ignored its negative impact on the surrounding neighborhood for the past seven years that I've lived here. It speaks to the way in which the university would deal with its impact on these neighborhoods if the area were rezoned to allow an outdoor concert venue. I also sent this to the "public comments" email in anticipation of the August Land Use Commission meeting but am not sure if it would also get to you three.

Baseball and Softball Fields

In 2015 and 2016 Northwestern renovated their softball and baseball fields to include new speaker systems that have the ability to be extremely loud. Eleanor Revelle, neighbors and I all reached out to NU many times to address this. We were assured verbally at a meeting that the music would only be played only during Northwestern games one hour before a game and between innings. Music would not be played at games that occur when they rent the space to high school travel baseball teams or during Northwestern team practices.

Seven years later in 2023 and none of this has changed. NU baseball team members who decide to practice there on non-game days turn on the music regularly. We are awakened as early as 7:30 a.m. on Sundays when music is turned on at either field for games that don't start until 11:00 a.m. And at a recent 3-day softball tournament the music and announcements were so loud I could hear it 3 miles away at a friend's house in Wilmette.

Emails regarding this sent to Dave Davis, the NU Director of Neighborhood and Community Relations, by me or any of the neighbors have regularly gone unanswered. In an attempt to come to an agreement about amplified sound use between NU Athletics and Evanston, emails sent to him have also been ignored.

If Northwestern Athletics can degrade the experience of living in the surrounding neighborhood like this for the past 7 years without changing, it does not seem likely that they will respond to any issues an outdoor concert venue will cause either.

Welsh-Ryan Chillers

In 2018 NU renovated the Welsh-Ryan Arena and installed new air chiller units on the north side of the building. These industrial sized units are set against the brick wall and face toward nearby houses and apartments. There is no sound attenuation wall built to surround these.

When the units are on they emit a very loud alarm-like sound, like a siren going off. To their credit there were some adjustments made the first year as they were figuring out the new mechanicals when the whining could be heard a few miles away. But every year since from May through October, when the units are on they sound like an burglar alarm going off. This can be excruciatingly loud when the weather is warm or humid.

Northwestern will be able to say it has instigated a number of fixes to ameliorate this. They will tell you they wrapped the pipes and units in a soft wrap and installed acoustical panels to lower the decibel level (2019) and that this year they are wrapping them again in a better cloth and targeting the correct parts of the chillers. Northwestern will say that they commissioned two sound studies. The first one was done in 2020 on a day the neighbors were told when it would happen - the sound vanished the day the study was done and it returned the next day, as if they were turned down for the sound study. Another acoustical study was commissioned in 2021 but it occurred on the evening of October 26, a day when the high temperature was 55º.

Though NU never shared the results of these studies it would be difficult to see them as a reflection of the neighborhood's daily lived experience of the sound. Yesterday, July 13, 2023, we still had to deal with the alarm sound coming from those chiller units into our back yard and house as did the rest of our neighbors. The long term health effects of environmental noise can be highly detrimental to long term health, especially sounds like this that we have no control over.

But again, if a giant set of industrial chillers was not properly sited and walled off from the neighborhood and the surrounding area has complained about it for seven years with no change, how will Northwestern successfully deal with the sound coming from a large outdoor concert venue? Or the traffic?

Both problems need to be addressed by Evanston and Northwestern Athletics to this day, and it points to a picture of how the university would address its impact on these neighborhoods of ours.

Mike Miller

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

FW: Ryan Field Concerns

1 message

Monty George <monty@digitalworx.com> Tue, May 23, 2023 at 12:06 PM
To: "mmjones@cityofevanston.org" <mmjones@cityofevanston.org>

As per our conversation…

From: Monty George <monty@digitalworx.com>
Date: Tuesday, May 23, 2023 at 9:51 AM
To: Daniel Biss <dbiss@cityofevanston.org>, "erevelle@cityofevanston.org" <erevelle@cityofevanston.org>
Subject: Ryan Field Concerns

Dear Mayor Biss and Alderwoman Revelle –

We live in the 7th ward at 2219 Central St. I was born and raised in Evanston and have lived here most of my 59 years. I own an advertising and graphic/web design business in Evanston.

I have serious concerns about the new Ryan Field proposal and what's in it for Evanston and its residents who live in a 1-6 block radius around the stadium.

Here is a list of my primary concerns:

- **It seems that by far this project is an absurd giveaway to NU.** They want to offer a commercial, for-profit, alchohol serving facility while maintaining a not-for-profit status. This makes NO sense.
- **I don't understand why the City Council is not playing hard ball in the negotiations!** The City of Evanston holds all the cards! NU MUST go through the city to do this project. NU is NOT going to scrap the project even if the city is very tough in its negotiations and even if it makes NU conform to the demands of the surrounding property owners (which it should). We are talking about the quality of life for many, many Evanston and Wilmette residents and families near the stadium. Lots and lots of money invested in very nice properties. These residents don't deserve endless summer noise and disruption so that NU can make a profit and show off a fancy stadium. The residents are who are important, not Pat Ryan, not the other investors and not the NU administration.
- **What does viable even mean in terms of "we must have full-capacity concerts to make the stadium viable"?** Does it mean that in order for NU to MAKE A PROFIT they must have 10 full-capacity concerts or does it mean that in order to pay its staff and cover its costs like a NOT FOR PROFIT SHOULD BE DOING? What exactly in real dollars does this mean? Has anyone asked?? I'll bet it means for them to make a profit on the venture. And, also, where is that profit going? Will the investors in the project partake of any of the profits? Please ask NU.
- **Why do the concerts have to be full capacity?** Why can't the city limit it to 75% capacity in order to reduce traffic congestion and parking madness.
- **The number of concerts needs to be reduced to no more than six** for everyone's sanity, both Evanston and Wilmette residents. The summers here are short! If we have three months of great, warm weather, then 10 out of 12 of those wonderful weekends are going to have a major, noisy, overcrowded for-profit concert event. That sounds horrible! Crowds, noise pollution, intense traffic almost EVERY WEEKEND in the summer. With six you are still ruining half of the summer.
- **There must be a cutoff time for serving alcohol at least one hour before events end.** It is a big mistake for alcohol to be served until the end of events. I cutoff time of at least one hour before the end of events would make

a huge difference in the condition of concert goers and football attendees as they leave the stadium. Less drunk and less rowdy equals less problems for everyone!

- **There needs to be more parking restrictions.** We live on Central St near Hartrey and I do not want to struggle to come and go from my home every weekend in the summer from like 3:00pm until 11:00pm. Permit parking for residents only needs to extend all the way to at least Walnut Ave west on Central St on game days, concert days, and any other major event day.
- **The stadium is sending all its concert noise pollution into Wilmette.** Based on the recent sound study, the stadium is sending all of it major noise pollution across Isabella into Wilmette. This is a terrible thing to do to our neighboring community. They get the majority of the 65-75 dB noise pollution from concerts. It seems intentional and slimy. We should care about our neighbors.
- **Based on the sound study there should be much more sound mitigation built into the structure.** There are ways of making the structure even more sound proof. This should be investigated and pursued!

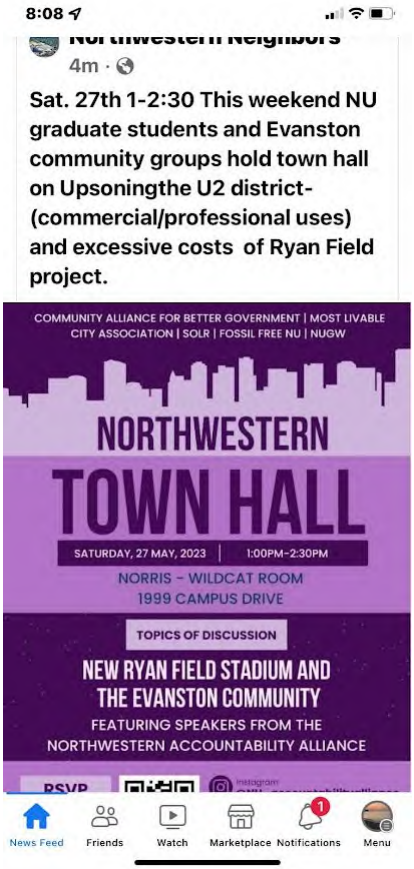
Please let me know your response to my above concerns as a very long-time and now very concerned Evanston resident. I'd love to know what you are and are not in agreement with. I am happy to be involved and help with this process. And I am happy to discuss anything on the phone if you have any interest in doing so.

I plan on attending the upcoming Town Hall with the Community Alliance this Saturday. I very much hope you are both in attendance and that Evanston residents and THEIR INTERESTS are well represented.

Many thanks,

Monty George

847-219-1949



City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Re: Ryan Field Concerns

Monty George <monty@digitalworx.com> Tue, May 23, 2023 at 1:01 PM
To: Daniel Biss <dbiss@cityofevanston.org>, "erevelle@cityofevanston.org" <erevelle@cityofevanston.org>, "mmjones@cityofevanston.org" <mmjones@cityofevanston.org>

Two more important notes I'd like to add to my below comments:

- **Spread out when NU can have concerts and set a monthly limit**. If you limit concerts to two per month, but they can have them any month of the year, that would be a major benefit to the quality of life of residents. NU will want to pack these concerts into the warm weather summer months to maximize their profits. Again, 10 concerts during the 12 weekends of prime summer is a TERRIBLE idea for surrounding residents in Evanston and Wilmette.
- **Has anyone looked into how NU wants to sell tickets and are they planning on using TicketMaster?** TicketMaster is a highly problematic and socially questionable company with exploitive pricing and tactics. This should be investigated. As part of NU's purported commitment to creating socially-just economic opportunities through choice of vendors, they should be held accountable for selecting a ticket vendor service that conforms to the values stated on their website: https://rebuildryanfield.com/act/construction-vendor-information-form/

This would be a hugely important aspect to the proposed idea of offering early tickets to residents as some sort of concession. It would be of no benefit to the community to be paying high service charges and fees.

Monty George

847-219-1949

From: Monty George <monty@digitalworx.com>
Date: Tuesday, May 23, 2023 at 9:51 AM
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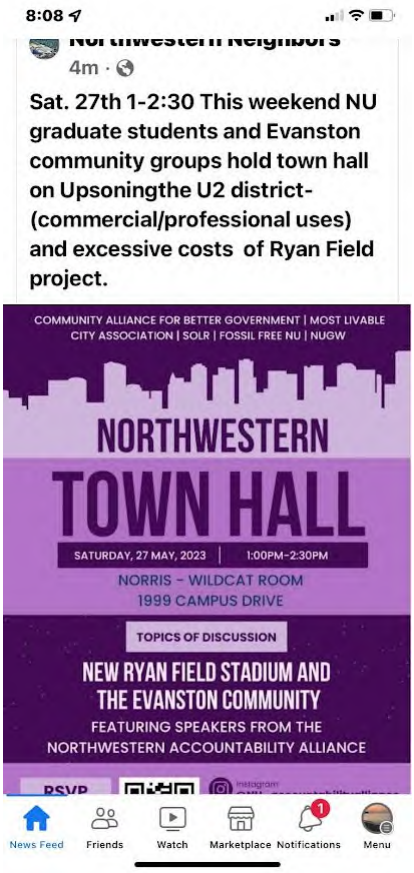
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Many thanks,

Monty George

847-219-1949


8:08
4m ·
Sat. 27th 1-2:30 This weekend NU graduate students and Evanston community groups hold town hall on Upsoningthe U2 district-(commercial/professional uses) and excessive costs of Ryan Field project.
COMMUNITY ALLIANCE FOR BETTER GOVERNMENT | MOST LIVABLE CITY ASSOCIATION | SOLR | FOSSIL FREE NU | NUGW
NORTHWESTERN
TOWN HALL
SATURDAY, 27 MAY, 2023 | 1:00PM-2:30PM
NORRIS – WILDCAT ROOM
1999 CAMPUS DRIVE
TOPICS OF DISCUSSION
NEW RYAN FIELD STADIUM AND THE EVANSTON COMMUNITY
FEATURING SPEAKERS FROM THE NORTHWESTERN ACCOUNTABILITY ALLIANCE
RSVP
News Feed
Friends
Watch
Marketplace
Notifications
Menu

Current as of 12:00pm on July 15, 2023. On the evening of July 13 this letter was emailed to President Schill, Dr. Gragg, and Mr. Barris with more than 250 signers.

Northwestern Faculty Open Letter about Football and Other Athletics at Northwestern

Evanston, July 13, 2023

We are current faculty at Northwestern. We write to call for immediate, comprehensive steps to improve transparency and structures of accountability in Athletics at the university.

As faculty, we want Northwestern to be a place where all students will grow and thrive. We are dismayed to learn that our students have been victims and also perpetrators of hazing, sexual assault, and racism, and that such behaviors have in some cases gone unchecked by authorities entrusted with students' wellbeing.

The first step is transparency. We know from President Schill's July 10 statement that at least 11 current or former football student-athletes acknowledged that hazing has been ongoing within the football program, according to a report by an independent investigator hired by the university last year.

The investigator's findings should be made public to the fullest extent permitted by law, contingent on the consent of the victims. It is essential to learn what was known by Northwestern coaches, staff and administrators, and when, and what steps were taken, or not taken, to address hazing on the football team. Even after Fitzgerald's firing, Northwestern students, staff, alumni, faculty and donors deserve to know what occurred in order to ensure it never happens again. In the near term, we call on university officials to promise publicly that students who came forward with accounts of abuse and hazing will not lose their scholarships or face other forms of retaliation.

Second, the Athletics Department desperately needs long-term institutionalized oversight. This month's revelations about the football and baseball teams echo the department's failure to adequately address the cheer team's complaints of racism and sexual harassment, an issue that came to a head in 2021 and resulted in the dismissal of Athletic Director Mike Polisky. At that time, the Faculty Senate passed a resolution calling for "a needs assessment for training and accountability measures within the Athletics Department" and for the university to "report on the outcome of the needs assessment to the Faculty Senate Executive Committee." That assessment was never done.

Our students have paid the price. We call on university leadership to undertake the needs assessment called for by the Faculty Senate and to take substantive steps for greater oversight of the Athletics Department, for instance through the creation of a dedicated ombudsperson or office, a widely publicized tip line, or other structural changes.

Finally, Northwestern leadership should halt the planning and marketing of a new, $800 million Ryan Field until this crisis is satisfactorily resolved. Over the past decade, Northwestern has made major and high-profile investments in athletics. We share an interest in ensuring the future success of NU athletics, and in stellar facilities where our students can compete on the highest level. But disturbing evidence of harassment and abuse – and high-level efforts to minimize those problems – suggest that we need to get the existing house in order before expanding it.

We salute the brave student athletes who came forward to tell the truth, and we commend Northwestern's talented and committed student journalists for informing the public when the administration would not. We also applaud President Schill for taking steps to set the football team on a new footing. The dismissal of Coach Fitzgerald is a beginning, not an end, however, and the real work remains to be done. We trust that you share our concerns and that you and other members of Northwestern's leadership will take comprehensive action to right past wrongs and create a better future for all our students.

Sincerely,

Susan Pearson, Professor of History
Caitlin Fitz, Associate Professor of History
Jessica Winegar, Professor of Anthropology
Amy Stanley, Professor of History
Kate Masur, Professor of History and, by courtesy, Black Studies
Sean Hanretta, Associate Professor of History
Elisa Baena, Professor of Instruction, Spanish and Portuguese
Kevin Boyle, William Smith Mason Professor of American History, History Department,
Martha Biondi, Professor of Black Studies
Kimberly R. Marion Suiseeya, Associate Professor, Department of Political Science,
Julia Stern, Henry Sanborn Noyes Professor of Literature, English Department
Barbara L. Shwom , Professor of Instruction in Writing, Cook Family Writing Program
David Schoenbrun, Professor, History
Rebecca Zorach, Mary Jane Crowe Professor in Art and Art History, Department of Art History
Robert Orsi, Professor of Religious Studies, History, and American Studies
David Boyk, Associate Professor of Instruction, Asian Languages and Cultures
Sarah Maza, Professor of History
Lauren Stokes, Associate Professor, History
Michael Loriaux, Professor, Political Science
Kyle Henry, Associate Professor, Dept of Radio, Television and Film
Shmuel Nili, Associate Professor, Political Science
Luis Amaral, Haven Professor of Chemical and Biological Engineering
Robin Bates, Assistant Professor of Instruction, Department of History
Barbara Newman, Professor of English
Laura Brueck, Professor, Asian Languages and Cultures,
Katherine E. Hoffman, Associate Professor of Anthropology & MENA Studies
Cynthia Coburn, Professor, School of Education and Social Policy
Michaela Kleber, Assistant Professor, History Department
David Schieber, Assistant Professor of Instruction, Department of Sociology
Ian Hurd, Professor of Political Science
Jaime Dominguez, Associate Professor of Instruction, Political Science
Cynthia Robin, Professor and Chair, Department of Anthropology
Cindy Gold, Professor of Theatre
Deborah Cohen, Richard W. Leopold Professor of History
Beatriz O. Reyes, Assistant Professor of Instruction, Global Health Studies & CNAIR Affiliate
Dassia Posner, Associate Professor, Theatre
Jeffrey A. Winters, Professor of Political Science
Melissa Blanco, Associate Professor, Theater
Robert Hariman, Professor, Department of Communication Studies
Brannon Ingram, Associate Professor of Religious Studies
Sara A Solla, Professor, Department of Neuroscience
Ceci Rodgers, Assistant Professor, Medill
James Schwoch, Professor, Department of Communication Studies and Science in Human Culture Program
David Besanko, IBM Professor of Regulation and Competitive Practices, Department of Strategy, Kellogg School of Management

John Haas, Associate Professor of Instruction/Advisor, Department of Theatre
Catherine Fabian, Au.D., Assistant Clinical Professor, Communication Sciences and Disorders
Melissa Isaacson, assistant professor, Medill
Thomas Gaubatz, Assistant Professor, Department of Asian Languages and Cultures
Mei-Ling Hopgood, William F. Thomas Chair of Journalism, Medill
Leslie M. Harris, Professor, History and African American Studies
Kelli Morgan McHugh, Associate Professor of Instruction, Department of Theatre
Jillana Enteen; Professor of Instruction; Gender and Sexuality Studies
Alicia Caticha, Assistant Professor, Art History Department
Ji-Yeon Yuh, Associate Professor of History and Asian American Studies
Reynaldo Morales, Medill School and Buffett Institute
Yohanan Petrovsky-Shtern, Professor, History Department
Kalyani Chadha, Associate Professor, Medill School of Journalism, Integrated Marketing, Media
Emrah Yildiz, Assistant Professor, Anthropology
George Georgiadis, Assoc Prof Strategy
Lincoln Quillian, Professor of Sociology
Brett Neveu, Professor of Instruction, RTVF
Ryan Dohoney, Associate Professor of Musicology, Critical Theory & Comparative Literary Studies
Ezra Getzler, Professor of Mathematics
Linda Gates, Professor of Instruction, Department of Theatre
Marianne Hopman, Associate Professor, Classics
Penelope Deutscher, Professor, Philosophy
Helen Thompson, Professor, English
Peter J. Carroll, Assoc Prof, History
Bryna Kra, Sarah Rebecca Roland Professor of Mathematics, Mathematics
Loubna El Amine, Assistant Professor of Political Science
Rosemary Braun, Associate Professor, Molecular Biosciences
Mary Pattillo, Professor of Sociology and Black Studies
Christine Froula, Professor of English and Comparative Literature
Brett Gadsden, Associate Professor, History
Christine Helmer, Peter B. Ritzma Chair of Humanities, German Department
Kari Lydersen, Assistant Professor, Medill School of Journalism
Onnie Rogers, Associate Prof, Psychology/IPR
Barbara Butts Associate Professor, SOC Theatre
Joshua Chambers-Letson, Professor of Performance Studies and Asian American Studies
Elizabeth Shogren, associate professor of journalism, Medill School
Alex Kotlowitz, professor, Medill
Ben Gorvine, Professor of Instruction, Department of Psychology
Tabitha Bonilla, Associate Professor, Human Development and Social Policy
J. Michelle Molina, Associate Professor, Religious Studies
Mónica Russel y Rodríguez, Distinguished Senior Lecturer, Anthropology,
Denise Meuser, Professor of Instruction, German
Mimi White, Professor, Department of Radio/Television/Film
Joshua Hauser, Associate Professor, Department of Medicine
Jennifer Weintritt, Assistant Professor of Classics
Sarah Cushman, Senior Lecturer, History Department
Mary Weismantel Professor of Anthropology
Michelle Shumate, Delaney Family University Professor Communication,
Laura Lackner, Associate Professor, Molecular Biosciences
Reuel Rogers, Associate Professor of Political Science
Jon Marshall, Associate Professor at Medill
Michael Maltenfort, Assistant Professor of Instruction, Mathematics & Weinberg Advising,
Therese McGuire, Professor, Strategy Department

Joel Mokyr, Robert H. Strotz Professor of Arts and Sciences and Professor of Economics and History
Jen Munson, Assistant Professor, Learning Sciences
Krista Thompson Mary Jane Crowe Professor of Art History Department of Art History
Elizabeth Tipton, Professor of Statistics and Data Science
Matthieu Dupas, assistant professor, French
Jennifer Cole, Associate Professor of Instruction, Chemical & Biological Engineering
JP Sniadecki, Professor, RTVF department
Nasrin Qader, Chair, Associate Professor, French and Italian
Sarah Jacoby, Associate Professor
Patti Wolter, Professor, Medill School of Journalism
Marcela A. Fuentes, Associate Professor, Performance Studies
Claudio E. Benzecry, Professor of Communication Studies and Sociology,
Liz Hamilton, Copyright Librarian, Northwestern University Libraries
Jing Zheng, Associate Professor, Department of Otolaryngology - Head and Neck Surgery
Desiree Hanford, Assistant Professor and Director of Academic Integrity and Appeals, Medill
Angela Ray, Associate Professor, Communication Studies
Julie Myatt, Assistant Professor of Instruction, Department of Theatre
Joseph Ferrie, Professor of Economics
Corey Byrnes, Associate Professor, Comparative Literary Studies, Asian Languages and Cultures, Kaplan Institute
Gina Petersen, Assessment Librarian, Northwestern University Libraries
Jamie Carlstone, Librarian, Northwestern University Libraries
Matt Goldrick, Professor of Linguistics
Gregory Ward, Professor of Linguistics, Gender & Sexuality Studies, and by courtesy Philosophy
Ana Maria Acosta, Associate Professor, Physical Therapy and Human Movement Sciences
Katie Watson, Associate Professor, Medical Education, Medical Social Sciences, amd Ob/Gyn
Anne Zald, Librarian Faculty, University Libraries
Ariel Rogers, Associate Professor, Radio/TV/Film
Mary McGrath, Assistant Professor, Political Science
Chris Davidson, Campus & Community Engagement Librarian
Igal Szleifer, Christina Enroth-Cugell Professor of Biomedical Engineering
David Gatchell, Clinical Professor Segal Design institute
Jason Nargis, Special Collections Librarian, Northwestern University Libraries
Sarah Schulman, Ralla Klepak Professor of Creative Writing- Nonfiction
Katharine Breen, Professor of English
Jill Wilson, Professor of Instruction, IEMS
Miriam J. Petty, Associate Professor, Department of Radio/Television/Film
Mark Werwath, Clinical Professor, IEMS
Casey Ankeny, Assoc. Prof. of Instruction
Felipe Jimenez-Angeles, Research Associate Professor, Department of Materials Science and Engineering
Jay Grossman, Associate Professor of English
John Anderson, Senior Lecturer, Segal Design Institute
Larry Stuelpnagel, Associate Professor Medill/Associate Professor of Instruction Political Science
Jane E. Sullivan, Professor Emeritus, Department of Physical Therapy and Human Movement Sciences, Feinberg
Ana Arjona, Associate Professor, Political Science
Alex Birdwell, Associate Professor of Instruction, Segal Design Institute
Anna Parkinson, Associate Professor, Department of German
Angela Y. Lee, Mechthild Esser Nemmers Professor of Marketing
Kevin Buckelew, Assistant Professor of Religious Studies
Mark Beeman, Professor, Department of Psychology

Kim Hoffmann, Clinical Associate Professor, Segal Design Institute
Janice Mejia, Associate Professor of Instruction, Industrial Engineering & Management Sciences
TJ Billard, Assistant Professor, Department of Communication Studies
Elise De Los Santos, lecturer, Medill
Renee Engeln, Professor of Instruction, Psychology
Ann Shola Orloff, Professor of Sociology and (by courtesy) Political Science, Board of Lady Managers of the Columbian Exposition Chair
Ipek Kocaomer Yosmaoglu, Associate Professor, History Department
Bruce G. Carruthers, Professor of Sociology
Mark W Hauser, Professor of Anthropology, Director of the Program for Latin American and Caribbean Studies
Josh Honn, Humanities and Prison Education Librarian, University Libraries
Becca Greenstein, STEM Librarian, University Libraries
Robert Porter, Professor of Economics
Stacy Benjamin, Clinical Professor, Segal Design Institute
Julia A. Behrman, Assistant Professor, Sociology
Dai Horiuchi, Assistant Professor, Dept of Pharmacology, Feinberg School of Medicine
Nina Gurianova, Professor of Slavic and Comparative Literatures
Ashish Koul, Assistant Professor, History Department
Emily Maguire, Associate Professor, Department of Spanish and Portuguese
Prof. Edward Muir, Clarence L. Ver Steeg Professor in the Arts and Sciences, History
Jennifer Young, Librarian, Northwestern University Libraries
CJ Heckman, Professor, Neuroscience
Steven Epstein, Professor of Sociology and John C. Shaffer Professor in the Humanities
Hector Carrillo, Professor of Sociology and Gender and Sexuality Studies
Jason Kruse, Undergraduate Engagement Librarian, University Libraries
Dean Karlan, Frederic Esser Nemmers Distinguished Professor of Economics and Finance, Kellogg School of Management
Elizabeth Lenaghan, Associate Professor of Instruction, Cook Family Writing Program
Joe Mathewson, Professor, Medill
Kasey Evans, Associate Professor, English/Gender and Sexuality Studies
Jules Law, Professor of English
Ashty Karim, Research Assistant Professor, Chemical and Biological Engineering
Peter Slevin, Professor, Medill
Ian Kelly, Ambassador in Residence, Center in International and Area Studies
Aaron Shaw, Associate Professor, Communication Studies
Keith Woodhouse, Associate Professor of History
Sarah McFarland Taylor, Associate Professor, Religious Studies
Mérida M. Rúa, Professor, Latina and Latino Studies
Hannah Feldman, Associate Professor, Department of Art History/MENA/CLS
Jeff Rice, Senior Lecturer Emeritus, Political Science
Mark Sheldon, Distinguished Senior Lecturer Emeritus, Department of Philosophy
Zach Wood-Doughty, Assistant Professor of Instruction, Department of Computer Science
Will Reno, Professor, Political Science
Rachel Tappan, Associate Professor, Physical Therapy and Human Movement Sciences
Tristram Wolff, Assistant Professor of English & Comp Lit Studies
Liz Trubey, Professor of Instruction, English
Liz Son, Associate Professor, Theatre
Almaz Mesghina, Assistant Professor of Instruction, Psychology
Michael Smutko, Professor of Instruction, Physics & Astronomy
Jason Seawright, Professor, Political Science
Satoru Suzuki, Professor, Psychology and Interdepartmental Neuroscience
Alejandra Uslenghi, Associate Professor, Spanish & Portuguese and Comparative Literary Studies
Doug Kiel, Assistant Professor of History

John M. Alongi, Professor Instruction, Mathematics
Tracy Vaughn-Manley, Assistant Professor, Black Studies
Mary Finn, Professor of Instruction, Department of English
Karen J. Alter, Norman Dwight Harris Professor of International Relations, Department of Political Science
Daniel Galvin, Professor of Political Science
Adriana Weisleder, Assistant Professor Communication Sciences & Disorders
Robert J. Gordon, Stanley G. Harris Professor in the Social Sciences
Carson Ingo, Assistant Professor of Physical Therapy and Human Movement Sciences
Ken Alder, Professor of History
Benjamin Frommer, Associate Professor, Dept. of history
Joanna Grisinger, Associate Professor of Instruction, Center for Legal Studies
Ann C. Gunter, Professor of Art History, Classics, and in the Humanities
Michelle N. Huang, Assistant Professor of English & Asian American Studies
Paul Gillingham, Professor of History
Elizabeth Shakman Hurd, Professor, Department of Religious Studies and Political Science
Alvin Tillery, Professor of Political Science
Thrasyvoulos Pappas, Professor of Electrical and Computer Engineering
Laura Hein, Harold H. and Virginia Anderson Professor of History
Ava Thompson Greenwell, Professor, Medill
Andrew Miri, Assistant Professor, Neurobiology Department
Mark Witte, Professor of Instruction, Economics
Noelle Sullivan, Professor of Instruction, Program in Global Health Studies
Henry C. Binford, Professor of History, Emeritus
Melissa Macauley, Professor, Department of History
Celia O'Brien, Assistant Professor of Medical Education
Tessie P. Liu, Professor of History and Gender and Sexuality Studies
Megan Hyska, Assistant Professor, Philosophy
Laurie Shannon, Franklyn Bliss Snyder Professor of Literature, English Department
Daniel Dombeck, Professor, Department of Neurobiology
Jane Winston, Associate Professor Emerita, French
William Leonard, Professor of Anthropology & Global Health
Paola Zamperini, Asian Languages and Cultures and Gender and Sexuality Studies
Evan Mwangi, Professor of English
Peter Locke, Associate Professor of Instruction, Global Health Studies
Ivuoma Onyeador, Assistant Professor of Management and Organizations
Janice Radway, Walter Dill Scott Professor Emerita of Communication Studies
Rajeev Kinra, Associate Professor of History and Comparative Literature
Jorge Coronado, Professor, Spanish & Portuguese
J.A. Adande, associate professor, Medill
Lina Britto, Associate Professor, History
Jennifer Tackett, Professor of Psychology
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Michael Babinec, Metadata Librarian, Northwestern University Libraries
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Gregory S. Carpenter, Harold T. Martin Professor of Marketing, Kellogg School
Jessica Thebus, Professor of Theater
Lucille Kerr, Professor, Department of Spanish and Portuguese
Susannah Gottlieb, Professor of English and Comparative Literary Studies
Detra Payne, Assistant Professor of Instruction, Department of Theatre
Cynthia Nazarian, Associate Professor, Dept. of French and Italian
Robert Launay, Professor of Anthropology
Koray Aydin, Associate Professor of Electrical and Computer Engineering
Lois D. Hedman, Professor, Physical Therapy and Human Movement Sciences
Muriel Jean-Jacques MD. Associate Professor of Medicine, Feinberg School of Medicine
Namratha Kandula, Professor of Medicine and Preventive Medicine
Daniel B. Evans, MD; Associate Professor of Medicine and Medical Education, Department of Medicine
Theresa Walunas, Associate Professor, Department of Medicine, Feinberg School of Medicine
Haydon Cherry, Assistant Professor, History
Liz Gerber, Professor of Mechanical Engineering
Patricia A Beddows, Associate Professor of Instruction, Earth & Planetary Sciences
Rob Voigt, Assistant Professor of Linguistics
Toshiko Uchida, Associate Professor of Medicine and Medical Education
Jeong Eun Annabel We, Assistant Professor, Asian Languages and Cultures
Ami Desai, Assistant Professor of Clinical Medicine, Department of Medicine

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Statement on NU proposed rezoning

1 message

Patti Sherry-Crews <pattisherrycrews16@gmail.com> Sun, Aug 13, 2023 at 1:20 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, mmjones@cityofevanston.org, cityclerk@cityofevanston.org

To all concerned,
I oppose rezoning the new stadium proposal on several fronts.

As a 7th Ward Homeowner:

For the last 31 years my husband and I have lived at 2615 Poplar Ave, which is two blocks from the stadium. Prior to buying our house, we lived on Eastwood Ave, which is the first street west of the NU stadium complex & parking lot. When we bought the house on Poplar we were fully aware that putting up with NU home games would be something we'd have to contend with. We knew that during a home game we'd have to plan around those events with a couple of options: either leave the neighborhood for the day, or stay home knowing going anywhere by car would be almost impossible.

We've noticed in recent years that events at the stadium have become much more disruptive. Football and basketball games have become popular, and NU hosts high school graduations as well as their own ceremonies at the stadium. I am an avid walker and to my mind the graduations make navigating around even worse than the football games, because they go on for days and the streets and sidewalks are so congested it is difficult to even get off my block as a *pedestrian*!

Since our house is across from commuter parking, it's a popular tailgating hangout. Many in the neighborhood make money selling parking spots (which we don't blame them for), so in addition to people grilling, drinking, tossing around footballs, playing cornhole, playing loud music, and filling the air with the scent of lighter fluid, in front of our house, we also have to contend with tailgate activity on both sides of our house. As the back of our lot faces Broadway and foot traffic and gategating spills over. We can't even enjoy sitting in our backyard.

When our children were little, we were always concerned for their safety. Drinking, driving, and strangers from out of town are a bad combination. One year our puppy went missing. My children were hysterical thinking some out of towners had stolen her. As it turned out the dog was hiding in a closet because of the noise. The point is, we were always on high alert during NU events.

We're concerned how the new stadium and rezoning efforts will affect the value of our home.

Noise pollution has increased exponentially around Central Street over the years. Between the emergency vehicles racing down the street to and from Evanston Hospital and the fire stations, to the train and El, and landscapers with their large mowers and leaf blowers we have to pause conversations or whatever device we are listening to more often until the noise subsides. As an aging couple, I'm having more trouble dealing with the noise. We certainly don't need more.

As a Former Central st Business Owner:
For 18 years I owned a retail store one block from the stadium, where Ten Mile House is now. On game days I might as well have stayed home. My regulars and local shoppers couldn't get to me, and crowds going to and from the game were intent on that one NU venue and simply didn't come into my shop.

I've been to numerous council meetings over the years where NU has tried to push something through, and business owners on Central Street have always shown up to share their experience of losing business on event days. Why do we have to keep saying this? Is it because NU hopes that a new council who've not been part of previous discussions will eventually get what they want?

We have a lot of unique, small businesses on Central Street and many operate on very small margins, and they can't afford to lose Saturday sales. The veterinarian on the corner of Central and Broadway testified to how on game days, her clients have trouble bringing in their sick pets.

Maybe some of the restaurants who serve liquor benefit from increased traffic, but if the new stadium will also have food and liquor venders this may very likely hurt restaurants on Central as well.

Evanston Hospital:
Evanston hospital is the only Trauma Level 1 hospital on the North Shore, and there are only a few routes to get there. We live very close to Central Street and we are well aware of the frequency of emergency vehicles with sirens repeatedly blasting on a daily basis. Ambulances, from not only Evanston, but also Skokie, Wilmette, Highland Park, etc. fly down Central regularly.

I believe Northshore hospital is not taking an official stance, but I know from friends and relatives that work there that hospital staff dread when there are large NU events. Staff get stuck in traffic going to and from work.

A retired doctor wrote an Op Ed stating that the hospital has to plan activity around NU events, just as the homeowners surrounding the stadium do. But, as a hospital, they can't anticipate all emergencies. He stated that there are situations when staff has to be called in and if they can't get to the hospital quickly that that could be a matter of life and death.

I know of one neighbor who died in an ambulance stuck in traffic on a football Saturday, and another who got stuck in football traffic while trying to drive herself to the ER after cutting her hand badly. Again, this has been stated during public comment in meetings with the city, so why do we keep having to have these discussions?

The people who live in other wards and dismiss concerns with “NIMBY” may find this problem in their backyards if they or a loved one have a medical emergency.

Other Thoughts:

The last meeting that we attended where NU gave a presentation meant to assure us how wonderful a new stadium will be, actually set off new alarm bells for me. It was the first time I'd heard that groundwater would be pumped out of the stadium into the canal 24/7, and nobody seems to have any idea of the environmental impact.

NU has had years to figure out a parking plan. They haven’t been able to answer that one, because there is no solution for this when you put a massive stadium right in the middle of a densely packed residential and commercial neighborhood.

And saying that Evanston as a whole would benefit from concert goers, that is a fairy tale. I don’t think many people going to Ravinia spend the day hanging out dining and shopping in Highland Park.

I’ve heard numerous people saying Evanston should use the zoning request to make a deal with NU to provide more services to the city. NU should do that regardless. Do not use our neighborhood as a bargaining chip!

I used to take the stand that NU can go ahead and build a new stadium, but not change the zoning. After sitting through the presentation by NU, I now think they shouldn’t even build a new stadium on environmental grounds. We are seeing the damage caused by climate change on almost a daily basis and things are escalating. The new stadium project from start to finish will have an enormous carbon footprint.

We cannot absorb anymore noise, pollution and traffic if NU is allowed to get this zoning change.

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Patti Sherry-Crews
http://pattisherrycrews16.wix.com/author-blog

Peter M. Kelly[1]
Statement to
Evanston Land Use Commission
regarding
Comprehensive General Plan's Balancing of Impacts and Benefits Test
as applied to
The Commission's Evaluation of Northwestern's Ryan Field Proposal

The starting point for your consideration of any zoning text amendment or special use request is the principle that within the constraints imposed by the standards of City Code Sections 6-3-4-5 and 6-3-5-10, landowners should be free to make use of and develop their property as they see fit.[2] Moreover, where the proposed use or development provides significant direct or indirect economic and other benefits to the City, its residents and its businesses, the proposal should be permitted if, after balancing its beneficial impacts and its burdens, the proposed changes would not unduly harm other nearby landowners or if that harm can be adequately mitigated by conditions imposed in the approval process.

This balancing test is described in the City's Comprehensive General Plan[3] which sets out the policies the Commission must follow in determining whether it believes Northwestern's proposal satisfies the text amendment and special use standards of City Code Sections 6-3-4-5 (A) and 6-3-5-10 (B).

In applying this balancing test, the Commission must consider the likelihood and significance of the alleged benefits and the likelihood and significance of the extent of the alleged harm. Moreover, the Comprehensive General Plan explicitly provides that evaluations of Northwestern capital improvements must be conducted with a view towards accommodation.[4]

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1 The author of this statement is a retired attorney and 50 year Evanston homeowner with no affiliation with Northwestern.

2 *Evanston Comprehensive General Plan,* Chapter 2 (May 8, 2000) states that:

> Those buying property adjacent to a different classification of land use should anticipate that the future could bring a change in the scale or nature of activity at that location.

3 *Evanston Comprehensive General Plan,* Chapters 2 & 6 (May 8, 2000)

4 *Evanston Comprehensive General Plan,* Chapter 6 (May 8, 2000), which states as follows:

> As a general land use type, these institutions provide for the daily needs of Evanston and the region. They prepare residents for productive places in society… They are centers of cultural activity, such as music, art, and performance. And certainly, Evanston's institutions, as sizable employers, produce a significant economic effect crucial to Evanston's economic development strategies. Among the top ten employers in Evanston are Northwestern University, both Evanston Hospital and Resurrection Health Care/St. Francis Hospital, School Districts 65 and 202, and Presbyterian Homes…
>
> Since it is inevitable that some institutions will renovate, enlarge, or reduce in scale their operations in the future, it is important that the City maintain dialogue with the most sizable among them to be able to anticipate such changes…

The history of city's use of zoning to constrain Northwestern's plans to use the stadium for a variety of live events looks very much like skepticism.[5] not the accommodations required by the Comprehensive General Plan.

Applying these guidelines, this Commission should facilitate Northwestern's use of its underused stadium property in the manner it has proposed unless that use will have an undue adverse impact on the neighborhood.

In making that determination, I urge the Commission to consider the statement that will be filed as evidence in support of the proposal by neighborhood property owners. As that statement contends, the impact of increased frequency of live events should be evaluated after considering the enhanced mitigation of neighborhood traffic, sound and lighting impacts and, most importantly, the likely increase in neighborhood property values. On the benefits side of the equation, that statement summarizes the available evidence about the magnitude of the benefits. In weighing the benefits, I urge you to place extra weight on the direct and indirect new revenues and fees the City can expect to receive. Extra weight afforded these new "Found Money" City revenues is appropriate because of the extraordinary unfunded obligations facing the city of Evanston due to unfunded pension obligations and previously unbudgeted costs for urgent police headquarters and civic center infrastructure needs.[6]

> Being the largest of community's institutions and the one that is most closely associated with Evanston's identity, Northwestern University deserves special attention. The City must of course recognize that part of maintaining this institution's high caliber lies in supporting its growth and capital improvement..."

[5] Prior to approval of the now expired two-year experiment that was limited to the adjacent fieldhouse and never used due to CoVid, there was a long history of Evanston's refusal to allow Northwestern to host events in the stadium or the fieldhouse that were considered to be "commercial." Events Evanston refused to authorize included concerts, professional tennis tournaments, a professional soccer match, a US Olympic team volleyball match and a professional soccer match. These are the types of events that if held today would be well attended and welcomed by many Evanston residents and business owners. Such events would generate significant new revenues to Northwestern for stadium upkeep and other expenses. The City of Evanston would also receive significant previously unbudgeted revenues from permits and ticket fees.

This history and the fact that the City allows Canal Shores Golf Course to host a four night concert in the same neighborhood raises doubts that the City or this Commission are prepared to actually show Northwestern the accommodation called for in the Comprehensive General Plan.

[6] The prospect that for the foreseeable future this development will generate a reliable flow of previously unbudgeted City revenues (without any City investment) is a compelling economic benefit this Commission cannot ignore. This "found money" could plug holes in City financing of its long-term obligations such a pension liabilities and looming City infrastructure repair or replacement costs.

These are not new concerns. For years I have been dismayed at the failure of the City to adequately fund its pension obligations and the implications of that failure for Evanston taxpayers. In fact, I testified before City Council budget meetings in the late 1970's and again in the early 1980's about the chronic underfunding of the City's police and fire pension funds. Even with the more lenient actuarial assumptions then utilized, those funds were then only approximately 40 percent funded, then one of the lowest funding rates for police and fire pension plans in the state. In the early 1980's I even made a written offer to provide pro bono services as a pension lawyer to mediate a serious breakdown in negotiations regarding police pension funding, an offer that was declined by the City.

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City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Lack of clarity on crucial issues in NU stadium plan

1 message

Sara Hall <hallsf@live.com> Thu, Jun 1, 2023 at 12:06 PM
To: "mmjones@cityofevanston.org" <mmjones@cityofevanston.org>, Daniel Biss <dbiss@cityofevanston.org>, "erevelle@cityofevanston.org" <erevelle@cityofevanston.org>

Dear Mayor Biss, Alderwoman Revelle, and Commissioner Jones:

I am an Evanston resident and voter closely following the proposal for a rebuilt and multi-purposed Ryan Field. I am writing with the following specific questions and observations because I cannot find satisfactory answers in the materials Northwestern has released thus far. I don't think any zoning or liquor license changes should be approved until all of the following questions are answered clearly and explicitly in a transparent and binding agreement. If these important details cannot be worked out in a way that holds Northwestern accountable, no big concerts or pro sports events should be allowed.

- **What is the plan for being sure emergency vehicles will be able to get to a regionally crucial Level 1 Trauma center before and after concerts?** As far as I can tell, there are no plans articulated for having a fast route for emergency vehicles to reach Evanston Hospital during peak concert or pro sport event traffic hours. Central Street is the main thoroughfare for emergency vehicles on the north side. It could become a traffic jam all the way toward the Old Orchard exit off the expressway before and after concerts. Many of the side streets are one-way or narrow; when parked up they are barely wide enough for an SUV to pass through, let alone an ambulance. People having critical health emergencies will have worse outcomes, including possibly death, if EMTs cannot get them to Evanston Hospital quickly.
- **What is the parking plan?** The fact that the current NU proposal completely obfuscates this issue is not okay. The proposal paints a very rosy picture of visitors' use of ride shares and public transportation, but NU cannot force people not to drive to concerts. How will Ubers and Lyfts even get to concerts if all the surrounding streets will be jammed up with traffic? NU must submit a viable, practical and verifiable parking plan or this should be a no-go proposition.
- **Where is the public transit plan?** So far there is no language about how Metra, Pace and the CTA will adapt. One look at the busses around the United Center and the red line near Wrigley Field or the Metra on Ravinia nights or during Lollapollooza tells you that public transit entities can be made aware and prepared for high-use events. The gains to CTA and Metra and Pace could be great, but does NU plan to engage in a meaningful way with CTA, Pace, and Metra with projections that will prioritize quality of life in and around Evanston?
- **Is the city gearing up to plan for additional parking restrictions?** What is planned for residents on game days, concert days, and any other major event days? This needs to be calculated and planned for in advance, not after it becomes an issue. Right now, residents can plan for the select few home game days, knowing to strategize on where to park, when to come and go etc. But if there are many more events, we will need a standing set of restrictions on non-resident parking so living in Evanston doesn't start to feel like living and trying to park in Wrigleyville. Please note that this issue is especially important to the people in the area who rent apartments or live in multi-unit condominium buildings. There are many moderate-income renters and small condo owners who live near the stadium who rely on street parking. They are very important constituents and stakeholders and should not be overlooked.
- **What will the cut-off time be for serving alcohol in the liquor license they are applying for?** A cutoff time of at least one hour before the end of events would make a huge difference in the condition of

concert goers and football attendees as they walk, bike and drive away from the stadium in our city. There should also be a limit to the number of drinks someone can order before last call so people are not at peak inebriation en-masse when events end.

- **What is the plan for crowd control and public safety?** How are EPD and NPD (and possibly even WPD) going to provide traffic control, crowd control, gun control and safety to 30,000 people coming to and leaving the stadium in addition to covering the needs of the surrounding homes and families? EPD has been said to be suffering from officer shortages that hinder them from even covering regular traffic duty some days, let alone this enormous addition to their coverage load. What if a fight breaks out? What if crowds spill into neighboring homes and yards? Who is managing pedestrian traffic back to the CTA Central St stop? Will the Skokie police force be impacted when traffic beyond Grosse Point Road and the expressway increases? The proposers and the city should look at the security plan and detail of the United Center, a smaller venue, to see how many and what kind of security personnel they use at their events, how many CPD officers, how much private security, who is and isn't armed, etc. What are the far-reaching implications and impacts of having so many more officers (some possibly heavily armed) present in our public spaces on a regular basis? Does NU plan for the Evanston and Wilmette PD chiefs and unions along with the Evanston Police Review and Public Safety Commissions to have a role in these discussions?
- **What are the architects' and planners' plans for providing more sound mitigation?** The recent sound study makes it clear that the proposed concerts will cause noise pollution not only to local renters and home owners *but also to the hospital*. There needs to be a new architectural plan with more sound mitigation.
- **Who has done the math on benefits to local businesses?** It is probably safe to say that the benefits to small North Evanston businesses are not infinite. Our restaurants and cafes only have so many tables and barstools and can only turn over seats so many times in a given timeframe. These venues are already (thankfully!) doing pretty well most evenings and days, with covid recovery picking up pace. I do believe there would be positive growth, but let's not be lulled into believing an exaggerated estimate of that growth. What is the actual potential delta given the sizes and kinds of businesses the NU plan purports to impact?
- **What is the investment and/or leasing structure that will allow this venue to operate as a for-profit enterprise on NU property and what Evanston taxes will be associated with each component?** How is it possible for a not-for-profit entity to run for-profit activities on this scale? Is NU planning on leasing the property to a particular for-profit entity? Will that investment group or leasing entity then pay something into the Evanston coffers? What revenues to NU will that lease generate and how does that income stream fit into the overall NU budget? Does the term "viable," which NU cites as the standard for demanding ten concerts/year and unlimited other for-profit events, actually mean a for-profit return to someone or something outside of NU? Do that entity and the people involved in it care about Evanston? The city and its residents deserve to understand exactly how "viability" maps on to profitability (and for whom) and be sure we are collecting taxes and receiving an attitude of care from all the investors and entities in this venture. Alternately, if this is truly a for-profit space with profits going directly to the university in a way that pushes their bottom line beyond the NFP standard, the Ryan complex needs to be removed from the NFP campus acreage and taxed appropriately. In my opinion, the city and its residents should push back on any PR language that makes it sound like this project requires all these concerts and for-profit events just to *break even*, if the monetary goal is in fact something well above breaking even.
- **Have the planners expressed any interest in attending to the points in the community agreement envisioned by the Northwestern Accountability Alliance?** Given NU's track record of broken promises and the lesser degree to which they offer unrestricted donations to the community compared to other private academic institutions in comparable communities nationally, everyone needs to listen hard to what the NAA is telling us.
- **This is not a NIMBY issue.** We cannot allow residents of other wards or proponents of the stadium plan to paint concerns and objections as the NIMBY complaints of wealthy, lakeside,

large home owners. Renters and modest home owners who are concentrated around the main thoroughfares such as Central and parts of Isabella will be especially hard hit by the noise, parking and traffic problems. This makes these concerns an equity issue. In addition, all of the detriments to quality of life that are obfuscated by the current proposal risk decreasing property values in north Evanston. That will cause a big hit to property taxes as homes are sold at a loss and downwardly reassessed over the coming years. This would impact ALL our schools, libraries, clinics, and parks all the way through to Howard Street. Someone needs to do the math to be sure that a loss in overall property tax revenue does not create a loss when subtracted from gains in sales, liquor or entertainment taxes or traffic directed to area businesses. A net loss or wash in the long run, combined with a loss to quality of life, could be devastating.

With a strong stance from the city on the above issues, a negative outcome is preventable. This is our one chance to play hard ball on the details that matter in making this a good thing for all of us, and we can't miss that chance.

Thank you for your time and attention. Please do let me know if the Liquor Control Board and/or Land Use Commission members know the answers to any of the questions above and whether these will be shared with Evanston's residents in the coming weeks.

Sara

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Follow up to yesterdays 7th ward meeting

1 message

Sara Hall <hallsf@live.com> Wed, Jun 28, 2023 at 12:43 PM
To: Daniel Biss <dbiss@cityofevanston.org>, "ckelly@cityofevanston.org" <ckelly@cityofevanston.org>, "erevelle@cityofevanston.org" <erevelle@cityofevanston.org>, "mmjones@cityofevanston.org" <mmjones@cityofevanston.org>

Dear City Representatives and Elected Officials:

I am writing to those of you who were responsive to my previous emails regarding the stadium use proposal with my reaction to the discussion at yesterday's meeting between the 7th ward and Northwestern and its paid consultants. There is no contact information for the Land Use Commissioners on the Evanston City website, so I hope that Ms. Jones can pass these points along to them.

I was grateful to Alderman Revelle for hosting the meeting and that NU showed up, but I believe this meeting only scratched the surface of some of the crucial issues that should be put under a microscope in this process. I was especially disheartened to hear how much of Northwestern's stadium plan involves watching to see how things go after a zoning change, rather than stepping up to clearly affirm proof-of-concept ahead of a zoning change vote.

Below is a list that includes points that I believe must be addressed going forward, rather than hoping for appropriate pivots when it is already too late. As the saying goes, an ounce of prevention...

1) The burden of proof should be on the people requesting the change, not those who are currently living without disruption under the existing zoning. It should be up to those making the appeal to provide precise data ahead of time. The implication that it is the residents'/voters' responsibility to counter Northwestern's pie in the sky claims seems unfair to the residents and implies that our city government has already chosen a side inconsistent with the very premise of representative democracy. More specifically:

-*Northwestern* should have prove to the Land Use Commission and the City Council that property values in the area will *not* go down (it should not be on the residents to prove that they *will*).
-*Northwestern* should prove now that the carbon impact of the concrete and the shuttle and car traffic, the noise and lights of the concerts, the underwater pipes and channeling system will *not* have a negative impact on air quality, water quality, water table levels, and wildlife (it should not be on the residents to prove that they *will*).

2) No one talked about the money that this project should bring to Evanston in the form of direct contributions to the community, reparations etc. Why is that not on the table? If they are not willing to give from their own profits, NU should agree to charge a fee on tickets that will go to Evanston community projects (which would be waived for purchasers with a 60201 or 60202). There are so many opportunities for this project to fund youth programs, reparations, public works, health clinics, programs for the hungry and unhoused, that aren't being raised here!

3) I was disappointed that no one challenged NU's promise that the pipes and coolers and generators won't create excess noise with the real-time fact that they still haven't resolved the noise issues caused by the

athletic complex chillers that residents have been complaining about for years. What should make us think that a) they are capable of or invested in building a quiet system or b) they will take care of any problems their new systems create, with this as their track record?

4) I was dismayed that no one seemed to take Alderman Revelle's comments about electric busses seriously. Evanston should not agree to anything that involves dozens of petroleum fueled buses, which as she pointed out, inevitably will idle whether there are rules against it or not. Evanston should already be insisting that all buses being used as shuttles for NU athletics be EVs, beyond the discussion of this project. This is the perfect opportunity to make that point firmly.

5) The ticket sale numbers still seem off. The consultant flown in from Florida mentioned that part of the post-show labor and noise would come from the "break down of chairs." That confirmed my suspicion that tickets would be sold not only for the seats around the stadium, but also on the "floor." All traffic/parking estimates need to include floor or GA or standing tickets as well as seats. No one is talking about or including those numbers in the headcount thus far.

5) The paid consultants kept emphasizing that nighttime overall noise levels on a concert night would be low relative to the regular daytime ambient noise in the neighborhood. This struck me as utterly illogical and disrespectful of the difference in people's expectations and desire for different noise levels in the evening versus during the day. Just because a concert night wouldn't be excessively louder than a regular day's buzz is doesn't mean we want it to be loud in the area until 12 am. (Northwestern's representatives also didn't seem bothered by the prospect of being fined for defying noise ordinances. While I would hope this means no one would defy the ordinances, the cynic in me thinks it means a fine would be a drop in the bucket compared to the profits that stand to be made, so a harmless risk on NU's part.)

6) The shuttle and parking "plan" they described, which depends on a yet undetermined patchwork of lots at Haven and the Arts Center and city lots plus shuttles sounds almost unmanageably complex and slightly chaotic and potentially unappealing to ticket-buyers. This could either have a negative impact on customer experience and eventually on the economic viability of their enterprise or lead to people just taking their chances with parking illegally in the neighborhood (or a combination of both). Does the policing plan include paying overtime to traffic enforcement officers to actually ticket people who defy the no-parking signs or in ways that block our driveways and parking pads? Will the fines be set high enough to be a true deterrent? We all know there will be plenty of people who take their chances if the ticket fines are low—it happens all the time at Gil;son Park, at our own lakefront, at Ravinia etc. Will residents in the area be provided with a direct number to a towing service to call on concert nights if our property is impacted? A staffing plan and overtime pay for parking enforcement should be added in addition to the staffing plan and overtime pay for police.

Thank you for your consideration and representation.

S. Hall

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Comments about saving Ryan Field for Land Use Commission and Preservation Commission by Stephanie Gayes

stephertg@yahoo.com <stephertg@yahoo.com> Thu, Aug 10, 2023 at 11:10 AM
To: "mmjones@cityofevanston.org" <mmjones@cityofevanston.org>, "csterling@cityofevanston.org" <csterling@cityofevanston.org>

We must save Ryan Field! Our little stadium is iconic for our university and our city (and we can't forget that the history of our university is tightly linked with the history of our city). Our little stadium is a precious, beautiful, historic, and irreplaceable treasure. It has character and tradition. It has unique parabolic grandstands. It has two towers on the home grandstand, abundant arches, and a gothic aspect. It has the bronze wildcat behind the south end zone. It is the smallest stadium in the Big Ten Conference and the only stadium in the Football Bowl Subdivision that has detachable lights. We can't forget "Walk with Us" along Walker Way, through the Randy Walker Terrace, to the locker room, the Wildcats cheered on by the marching band and fans, a custom in memory of the late coach. We must keep all this.

The history of our little stadium is intimately connected with the history of our city. It was the masterpiece of our second mayor and two-time alderman, William Andrew Dyche. He advocated for creating it and as business manager of our university, he took charge of raising funds for its construction, which were private donations and bonds approved by the City Council. Our university dedicated this magnificent place in his honor. This gentleman served our city and our university faithfully and in an exemplary manner for many years. He was the president (among other high positions) of the State National Bank and Trust Company in our city. In our university, he was the business manager for about thirty-one years, a trustee, and a counselor.

We can't forget the firsts of our little stadium: the first televised football games (they were recorded by mechanical television by W9XAO) in 1931, the first night football game in the Big Ten Conference in 1935, and the first Black head coach of the Power 5 Conferences in 1981, Coach Dennis Green.

We need to save our little stadium's great moments like the 1995 season, when the Wildcats were undefeated in the Big Ten Conference and won a berth in the 1996 Rose Bowl game. We shouldn't forget the Cardiac Cats of 1996, nor the Big Ten Conference championships (some shared) of 1926, 1930, 1931, 1936, 1995, 1996, and 2000 or the Big Ten Conference West Division Championships of 2018 and 2020.

Our stadium has been the site of other important events. Two movies were filmed there: *Four Friends* (1981) and *The Express: The Ernie Davis Story* (2008).

We can't forget the "Run for Walk" races, Movie Nights, and graduations.

Finally, our little stadium is a cultural, community, and historic asset and we must do all that is needed to save it.

Sources: Under Every Stone, Northwestern University, Bleacher Report, Wikipedia, Inside NU, College Gridirons, ESPN

¡Necesitamos salvar la Cancha Ryan! Nuestro estadito es icónico para nuestra universidad y nuestra ciudad (y no olvidemos que la historia de nuestra universidad está vinculada

estrechamente con la de nuestra ciudad). Nuestro estadito es un tesoro precioso, bello, histórico, e irremplazable. Tiene carácter y tradición. Tiene tribunas únicas en forma parabólico. Tiene dos torres en la tribuna de casa, arcos abundantes, y aspecto gótico. Tiene el gato montés de bronce detrás de la zona de anotación del sur. Es el estadio más pequeño de la Conferencia de los Diez Grandes y el único de la Subdivisión de Tazones del Fútbol Americano que tiene luces de quita y pon. No olvidemos "Caminar con Nosotros" por la Vía Walker antes de los juegos de casa a la Terraza Randy Walker y el vestuario, los Gatos Monteses vitoreados por la banda de marcha y los fanáticos, un costumbre en memoria del entrenador fallecido. Necesitamos conservar todo esto.

La historia de nuestro estadito está íntimamente contentada con la historia de nuestra ciudad. Era la obra maestra de nuestro segundo alcalde y dos veces concejal, William Andrew Dyche. Él abogó por crearlo y como gerente de negocios de nuestra universidad, se encargó de recaudar fundos para su construcción, que eran de donaciones privadas y de finanzas aprobadas del Concejo Municipal. Nuestra universidad se dedicó este lugar magnífico en su honor. Este caballero sirvió fielmente y de manera exemplar a nuestra ciudad y a nuestra universidad por muchos años. Era presidente (entre otros papeles altos) del Banco del Estado Nacional y Empresa del Fideicomiso en nuestra ciudad. En nuestra universidad, era gerente de negocios por alrededor de treinta y un años, un fideicomisario (tomando el lugar de su padre después de su muerte), y un consejero.

No podemos olvidar los primeros de nuestro estadito: los primeros partidos de fútbol americano televisados (fueron grabados por televisión mecánico por W9XAO) en 1931, el primer partido nocturno de fútbol americano de la Conferencia de los Diez Grandes en 1935, y el primer entrenador prieto de las Cinco Poderosas Conferencias en 1981, el director técnico Dennis Green.

Necesitamos preservar los grandes momentos de nuestro estadito como la temporada de 1995, cuando los Gatos Monteses eran invictos en la Conferencia de los Diez Grandes y ganaron un puesto en el Juego del Tazón de las Rosas de 1996. No olvidemos ni los Gatos Cardíacos en 1996, ni los campeonatos de la Conferencia de los Diez Grandes (algunos compartidos) de 1926, 1930, 1931, 1936, 1995, 1996, y 2000 y de la División del Oeste de la Conferencia de los Diez Grandes de 2018 y 2020.

Nuestro estadito ha sido el sitio para otros eventos importantes. Dos películas fueron filmadas allá: *Cuatro Amigos* (1981) y *El Expreso*: *La Historia de Ernie Davis* (2008). Hemos tenido los preolímpicos del atletismo dos veces (1932 y 1948), un juego profesional entre los Osos y las Águilas, el Juego de las Estrellas de las Caridades de Chicago el 1943 y 1944.

No podemos las carreras "Correr para Walk," las Noches de Películas, y las graduaciones.

En fin, nuestro estadito es un bien cultural, comunitario e histórico y tenemos que hacer todo lo necesario para preservarlo.

Fuentes: Debajo de Cada Piedra, la Universidad Noroccidental, El Reporte Desde las Graderías, Wikipedia, Dentro de la Universidad Noroccidental, Emparrillados Universitarios, ESPN (por sus siglas en inglés)

NU's Proposed Stadium –United Center (North) Without a Roof

In the midst of a residential community that includes schools, playgrounds, parks, churches, and a hospital with a Level 1 trauma center, Northwestern University seeks to build a new outdoor performance venue to host pop/rock concerts from late spring through early fall – a concert every two weeks. Only incidentally would it also host a handful of college football games.

With a concert seating capacity of 28,500, NU seeks to compete with top venues Chicago – including the United Center (capacity: 23,500) and Allstate Arena (capacity: 18,500). But there's a critical difference: **The proposed NU stadium has no roof**.

NU's proposed stadium is comparable to the Tinley Park Amphitheater (capacity: 28,000) and Dresden's Rudolf-Harbig Stadium (capacity: 32,000). **Here's a 2½-minute time-lapse video** of the seven-day construction project to "load in" and "set up" a recent Rammstein concert in Dresden: https://www.youtube.comt/watch?v=JgGuRKgvWQ4

Dangerous and Unlawful Noise Pollution

NU hired audio consultants who, instead of conducting a true test of sound transmission at the site, modeled a "simulation" that understates the dangerous levels of noise pollution:

- NU's consultants **assume** that momentary cheering in response to a touchdown in a football game is comparable to hours-long ongoing, amplified pop/rock concert noise with kick drums and other percussion. But an amplified kick drum has the sonic characteristics of fireworks – a loud pulse of low-frequency sound.

- For one to three hours before a concert begins, touring bands conduct sound checks during the day at full performance volume, far exceeding the "3-4 hours (doors open to end of encore)" that NU's consultants **assume.**

- NU's analysis **omits** the noise from 15 to 50 semi-tractor trailers (53' long) delivering, erecting, and breaking down the stage, lights, video/sound equipment, and pyrotechnics for each concert. "Load in" and "set up" take multiple days. Teardown and load out begin immediately after each concert, continue overnight, and do not stop until completed – often requiring many days. Watch: https://www.youtube.comt/watch?v=JgGuRKgvWQ4

- NU's analysis **omits** the unlimited number of "smaller" 10,000-capacity concerts it seeks to host. For reference, the lawn and pavilion capacity of a sold-out Ravinia event is about 13,000. The less sophisticated sound systems used for smaller concerts could inflict more noise pollution on the community than NU's 28,500-capacity concerts.

- Wilmette's ordinance limits noise after 7:00 p.m. to 45 dBA-SPL at the property line. **Even NU's "simulation" of its proposed concerts demonstrates that dangerous noise levels will reach far beyond McCulloch Park in Evanston**.

NU's Consultants Ignore Serious Adverse Health Risks Associated with Excessive Noise

"According to the World Health Organization, average road traffic noise **above 53 dB** [SPL] or average aircraft noise exposure **above 45 dB** [SPL] are associated with adverse health effects." ("Chronic Noise Proves Deadly," *New York Times,* June 9, 2023) Areas of the body affected are: amygdala (brain), endocrine system, sympathetic nervous system, and arteries. Health consequences include: increased risk of cardiovascular disease and fatal heart attack.

Even NU's "simulation" based on unreasonably low sound level assumptions predict that concert noise levels from the new stadium **will exceed 70 dB far away from the field**. The consultants' map projection shows >70 dB extending beyond McCulloch Park. The map likewise excludes Evanston North Shore Hospital. **The City of Evanston asked NU to expand its "simulation" map and reveal the full extent of the estimated noise pollution problem. NU refused.**

Using realistic assumptions of concert noise levels increases dramatically the intensity and geographic scope of dangerous noise from the stadium. "The decibel scale is logarithmic, not linear: **With every 10 dB increase, the sense of loudness to the ear generally doubles.** And that means regular exposure to even a few more decibels of noise above moderate levels can trigger reactions that are harmful to health." ("Chronic Noise Proves Deadly")

The Tip of the Iceberg

NU proposed transportation management plan is likewise based on dubious assumptions. Among its many failures, NU still has no viable plan to:

- Route and stage large construction vehicles that, among other things, will carry an estimated 70,000 tons of debris from the site;
- Route and stage every touring band's 15 to 50 semi-tractor trailers;
- Manage vehicle and pedestrian traffic that will overwhelm the city during concerts;
- Find parking for all vehicles arriving at the concert;
- Assure access to North Shore Evanston Hospital's Level 1 trauma center during concerts.

As for property values: Would you choose to live within painful earshot of a stadium aspiring to be United Center-North – but without a roof – and with long periods of semi-tractor trailer convoys, overwhelming congestion, and paralyzing traffic gridlock?

NU is trying to fast track its flawed and incomplete proposal. Evanston's leaders must slow it down to gather all facts in making an informed decision about an unprecedented project. Here's the list of contacts: https://www.cityofevanston.org/government/city-council

July 13, 2023

Steven J. Harper

NU's Proposed Stadium – United Center (North) Without a Roof – Installment #2
Dangerous Noise Pollution: What Is NU Hiding?

Northwestern University's acoustics summary raises questions. NU has refused to answer them.

Why Is NU Hiding Critical Information?

On April 20, 2023, NU's sound consultant for its proposed new stadium, WJHW, submitted to the city of Evanston its first "summary" of "the potential concert sound impacts on the surrounding community." But it relied solely on data and analysis that another NU consultant, Henderson Engineers, had provided. In its introductory paragraphs, WJHW said pointedly: "[N]o additional analysis was done."

WJHW merely used Henderson's data, as well as Henderson's computer simulation.

- Why didn't Henderson present its own data, analysis, and conclusions?
- What other analyses did Henderson perform?
- Where are *all* of the underlying data that Henderson developed?
- What *assumptions* went into the "simulations" that Henderson ran and that WJHW merely repackaged?
- And why did NU have WJHW repackage it for the "summary"?

Without verifying Henderson's assumptions, WJHW's summary of Henderson's work is of limited value. As computer programmers say, "Garbage in, garbage out."

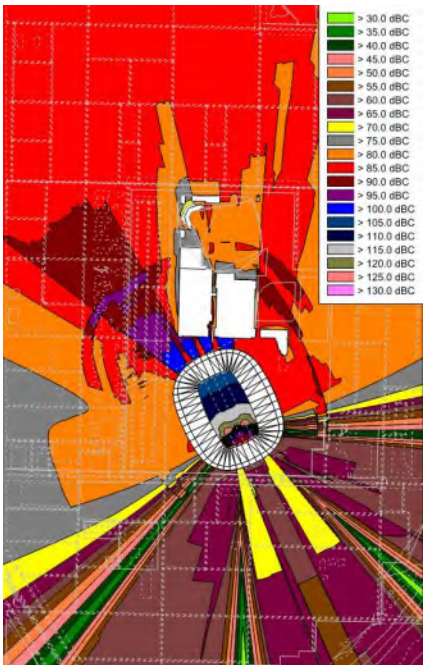
- The city of Evanston and residents with extensive sound expertise pressed NU and WJHW to provide Henderson's data and assumptions. **NU repeatedly promised to provide the information, but despite persistent requests on the following dates, NU stonewalled: May 24, May 25, May 30, May 31, June 1, June 2, June 5**, **June 13, June 15, June 20, June 23, June 27**, **June 28**, **June 30, July 5, July 10, July 12, July 14.**

Why Does It Matter?

- WJHW's initial summary, dated April 20, did not correctly address low-frequency pop/rock concert sounds that a kick drum, a bass guitar, and a keyboard synthesizer produce. Those sounds must be measured in dBC-SPL (C-weighted-Sound Pressure Level).
- Instead, WJHW presented only Henderson's simulation of "dBA-SPL" (A-weighted sounds), which are appropriate for football crowd noise, not pop/rock bands. dBA-SPL measurements intentionally undervalue low-frequency sound/noise. Yet even Henderson's "dBA-SPL" simulation produced dangerous noise levels far into Wilmette.
- The city of Evanston staff asked NU to generate a map using "C" weighting. On June 27, WJHW submitted a revised report, still based on Henderson's simulation. The map

revealed “dBC-SPL” levels exceeding 80 dB in all directions – far higher than the “dBA-SPL” levels:

Figure 4: Concert Environmental Assessment Results (dBC)



- **WJHW cavalierly dismissed “dBC-SPL” measurements as irrelevant, which is absurd to anyone who has experienced vibration from bass frequencies at a rock concert.**
- Evanston asked NU to “update the sound study/maps to show the entirety of the sound impacts from concerts” because its maps didn’t show anything north of Maple Avenue or west of 6th Street or east to the hospital or to the lakefront**. NU refused**.

What else is Northwestern hiding and why? Evanston’s leaders must find out. And Wilmette’s leaders must keep pushing them.

Evanston residents, here’s your list of contacts:
https://www.cityofevanston.org/government/city-council

Wilmette residents, email Village Manager Michael Braiman: braimanm@wilmette.com
Village President: plunketts@wilmette.com; Board of Trustees: doddk@wilmette.com, gjajak@wilmette.com, kennedyg@wilmette.com, leonards@wilmette.com, sheperdj@wilmette.com, smithg@wilmette.com

If you can, attend the Village Board meetings on July 25 and August 8 (7:00 pm). Even if you choose not to speak, your presence tells our leaders that you care about Wilmette’s future.

July 17, 2023 – Steven J. Harper

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Op-Ed in today's Crain's

Mary Anne Wexler <maryanneishome@gmail.com> Tue, Jul 25, 2023 at 12:59 PM
To: MeganJones <mmjones@cityofevanston.org>, LizWilliams <ewilliams@cityofevanston.org>, BridgetNash <bnash@cityofevanston.org>

Opinion: Northwestern should have given up on a Ryan Field redo long ago

By Steven Harper

Letter writer Joseph Flanagan urges Northwestern University not to give up on its proposed new Ryan Field. But the venture was misguided from the start, and it hasn't aged well.

First, it violates fundamental principles that guide the university's stated mission:

"Northwestern is committed to excellent teaching, innovative research and the personal and intellectual growth of its students in a diverse academic community."

Northwestern doesn't want to renovate the existing stadium for students. The nonprofit institution seeks to construct a major performance venue that would compete with the United Center (seating capacity: 23,500) and Allstate Arena (seating capacity: 18,500).

Nor does the university propose a handful of outdoor events. In addition to 10 concerts with seating for 28,500, it wants an unlimited number of additional concerts for 10,000 fans — 50% more than the capacity of the Welsh-Ryan Arena.

Except for a handful of college football games, there's nothing in this for the students. NU's consultants have acknowledged that the outdoor concerts would occur during the late spring through early fall, when most students are away.

Second, Patrick Ryan and his family are contributing toward the stadium, but their pledge doesn't cover its $800 million cost. The remaining balance — hundreds of millions of dollars — will come from Northwestern funds that could actually have been used for purposes that are consistent with its mission statement.

Third, concerts will generate dangerous noise pollution blanketing blocks of a residential area that includes schools, playgrounds, parks, churches, a fire station and a

hospital with a Level 1 trauma center. How dangerous and how far away? For weeks, NU has stonewalled requests for its consultants' data answering those questions.

Fourth, Northwestern has yet to develop a credible, comprehensive transportation management plan for the unprecedented burdens on the community that the concerts would create.

Fifth, Flanagan asserts, "The project is estimated to bring in more than $10 million to Evanston in direct fees the first year alone." But those are a one-time occurrence for construction permits and fees. His claimed "millions in subsequent years" actually amount to a net increase of about $3.5 million annually — one-half of 1 percent of the combined annual budgets for Evanston and its two school districts. Likewise, when the dust settles and the 3,000 construction jobs disappear, the new stadium would create, at most, about 300 new Evanston jobs.

Instead of creating a "community hub," Northwestern's proposal is generating schisms in Evanston and beyond. More than 250 NU professors have signed an open letter to President Michael Schill and other leaders, urging them to halt the project "until (the hazing) crisis is satisfactorily resolved.

Patrick Ryan could stop the madness with a single public statement. Absent that, he is creating a legacy of irreparable division inside and outside a university that he surely loves.

Steven Harper is a former partner at Kirkland & Ellis and Northwestern graduate. He is also an adjunct professor at Northwestern and an author of several books.

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Fwd: op-ed from Chicago Sun Times

Mary Anne Wexler <maryanneishome@gmail.com> Mon, Aug 7, 2023 at 3:34 PM
To: BridgetNash <bnash@cityofevanston.org>, MeganJones <mmjones@cityofevanston.org>, LizWilliams <ewilliams@cityofevanston.org>

more info re Northwestern Stadium Proposal.
Mary Anne

Don’t buy into report that Evanston would benefit from rebuilt Northwestern stadium

The opening pages read as if the billionaire sponsor of the project, Pat Ryan, had written them himself.

By Steven J. Harper | Aug 7, 2023, 10:19am CDT



A rendering of the proposed new Ryan Field. | Provided by Northwestern University

Northwestern University President Michael Schill outlined the criteria for proceeding with NU’s pop/rock performance arena to replace its current football stadium. Trying to distance the project from burgeoning scandals surrounding the school’s athletic programs, he told *The Daily Northwestern*:

“Ryan Field needs to be resolved on its own merits and based upon the benefits that it will create for the community versus the costs that will occur.”

If Schill and the board of trustees actually applied that standard, NU's plan would have reached the dustbin of history long ago.

Schill, a Princeton University and Yale Law School graduate, knows what a real cost-benefit analysis looks like. He also knows that consulting firm Tripp Umbach's report — the sole basis for the stadium's claimed economic benefits to the community — isn't one. The opening pages read as if the billionaire sponsor of the project, Pat Ryan, had written them himself:

Opinion

"In September 2021, esteemed Northwestern alumni Patrick G. Ryan and Shirley W. Ryan committed the largest philanthropic gift in Northwestern history…."

"Now, catalyzed by the unparalleled generosity of the Ryan family…."

It's a puff piece, not a rigorous assessment of the proposed stadium's economic impact on the community.

A cost-benefit analysis doesn't ignore costs

In addition to numerous methodological pitfalls and plain inaccuracies in its underlying assumptions, Tripp Umbach's approach considers only the benefits of the proposed stadium and ignores costs. Describing the underlying computer model (IMPLAN) used in the analysis, economist Jon Sanders explained, "[T]his is a model of sums — it is all plus signs. Despite what it says, it doesn't measure the *total* economic impact; it measures only *benefits…"*

The report also ignores externalities — costs that the project will inflict on *victims* in Evanston and beyond. Examples:

- Northwestern's acoustic consultant has mapped dangerous projected levels of noise pollution that will travel far into Evanston and Wilmette residential areas.
- Concert semi-tractor trailer trucks and shuttle buses emitting dangerous pollutants will damage roadways. Traffic congestion will delay anyone trying to reach the Level 1 trauma center at a hospital less than 2,000 feet from the stadium. (Here's a video of the street separating Evanston and Wilmette shortly before a February 2023 basketball game at Welsh-Ryan Arena, which has one-fourth the seating capacity of the proposed stadium.)
- Northwestern's planned arena will irreparably damage the quality of life in a residential community that includes parks, schools, playgrounds and churches. (Here's a 2½-minute time-lapse video depicting the seven-day load-in and set-up for a rock concert at a comparably sized stadium in Dresden.)

Hypocrisy at highest level

Fifty years ago, sociologist William Bruce Cameron wrote, "Not everything that can be counted counts, and not everything that counts can be counted." Northwestern Board of Trustees Chairman Peter Barris understands that principle. But he ignores it unless the project interferes with the quiet enjoyment of his property.

Barris has a Martha's Vineyard home worth $24 million. It's across the water from a century-old landmark hotel where the cast of *Jaws* stayed in 1975. Railing against an "assault on the very character of the neighborhood," Barris sought to rein in the hotel's 2021 expansion.

"Although our residence is a mile away by road, it sits directly across the harbor," he wrote to his local government. "Sounds are very efficiently carried across the water, particularly when the winds are blowing

out of the north." His request: "Protect us from the unbridled development that puts at risk the very things that brought us here in the first place."

Asked about the letter In light of Northwestern's assault on its community, Barris said, "The surfacing of this personal circumstance, which is distinctly dissimilar to Northwestern's proposal, is an attempt to distract from our goals — to transform a century-old stadium into a community asset that will benefit all of Evanston…."

Benefits? Evanston jobs and tax revenue, Tripp Umbach claims. But it calculates that after construction, the new arena will create at most 323 new Evanston jobs, with no assurance that Evanston residents will fill any of them.

At most, concert events could generate additional annual tax revenue equal to about one-half of 1% of the combined budgets for Evanston and its two school districts.

The only other claimed benefits are intangible, as are those Tripp Umbach ignored on the cost side of the arena's ledger. Meanwhile, residents will suffer from the externalities.

So in the long run, who really benefits? A billionaire who gets his name on another Northwestern building — and a disgraced athletic program in disarray.

All at another cost that isn't in the Tripp Umbach report: a legacy of ongoing division inside and outside the university.

Steven J. Harper, a Northwestern University and Harvard Law School graduate, is an attorney, adjunct professor at Northwestern Law School, former partner at Kirkland & Ellis LLP, and author of several books.

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Steven J. Harper, creator of **The Insurrection Timeline**, **The Pandemic Timeline series,** and **The Trump-Russia-Ukraine Timeline** at BillMoyers.com. Author of *The Lawyer Bubble - A Profession in Crisis* (Basic Books/Perseus, 2013, 2016), *Crossing Hoffa: A Teamster's Story* (Borealis, 2007), and other books; adjunct professor at Northwestern University Law School; former litigation partner at Kirkland & Ellis LLP.

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City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Fwd: Wilmette/Ryan Field Follow-Up

Luke Stowe <lstowe@cityofevanston.org> Wed, Jul 12, 2023 at 1:49 PM
To: Daniel Biss <dbiss@cityofevanston.org>, Jonathan Nieuwsma <jnieuwsma@cityofevanston.org>, Eleanor Revelle <erevelle@cityofevanston.org>, Meagan Jones <mmjones@cityofevanston.org>, Elizabeth Williams <ewilliams@cityofevanston.org>

FYI

Begin forwarded message:

From: "Braiman, Michael" <braimanm@wilmette.com>
Date: July 12, 2023 at 1:41:36 PM CDT
To: Luke Figora <luke.figora@northwestern.edu>
Cc: lstowe@cityofevanston.org
Subject: Wilmette/Ryan Field Follow-Up

Luke (F.),

Thanks again for your time to meet with me a few weeks ago to continue discussions regarding the impacts of the Ryan Field project on Wilmette residents. As discussed, I am sharing with you the suggestions and recommendations we have provided to the City of Evanston in order to mitigate impacts to our residents and have copied City Manager Stowe on this email. Please note that we continue to consider the Village's official position on NU's text amendment application and the suggestions below are not an endorsement of outdoor concerts but rather ideas to mitigate the impacts of any such concerts if they are approved. I anticipate we will take a formal position at our August 8 Village Board meeting.

Additionally, what is the status of my request to have the sound impact maps updated to show the impacts further north into Wilmette (up to Lake Avenue) and if the concert stage were oriented to the south.

I also want to clarify that NU is fully committed to including Wilmette in its comprehensive TMP. On page 7 of the DLA Piper June 27, 2023 response to Evanston's staff review letter, Wilmette is not specifically identified as a key stakeholder and participant in the planning process. Can you confirm that 'Municipal Agencies' means both City of Evanston and Village of Wilmette municipal agencies? The letter states that planning is currently in progress in collaboration with a number of entities including municipal agencies but I am not aware that Wilmette is part of that collaboration other than our two meetings which were not detailed TMP planning discussions.

Wilmette's suggestions/recommendations are as follows. If it would be productive to get together again and continue discussions on how we can mitigate impacts of the project to Wilmette resident I would appreciate that opportunity.

<u>General</u>

-Recognizing that the Big Ten is going to maximize Friday and Saturday night games for television revenue, Evanston could limit the number of night football games permitted (or total night events)

-Reduce the number of non-athletic events outdoors from 60 to 10 per year and reduce maximum daily capacity from 7,500 to 1,500

-Provide a clear definition of an 'Event' as a program which may not exceed 3 consecutive days; longer events to require temporary use approval by Evanston with notice provided to properties within 250' (including Wilmette properties)

-Require concerts to end by 9:30pm

-What will be the cutoff times for alcohol sales; this should be codified by Evanston

-Wilmette should be included by NU and Evanston in all construction planning and construction management meetings

-NU should be required to provide one point of contact dedicated to addressing resident complaints during construction

-NU should be required to hire professional event management for football games and concerts

Noise

-Evanston should prohibit any amplified sound in the plazas surrounding the stadium

-Clarify the number of concerts inside Welsh-Ryan versus outside at Ryan Field

-Establish a maximum allowable dBA at the sound board for concerts based upon Evanston and Wilmette noise regulations at the property lines

-Prohibit any pyrotechnics as part of a concert

-Provide a sound map of the concert stage if it were to be oriented to the south (show sound impacts on the map up to Lake Avenue in Wilmette)

-Expand existing sound map (stage oriented to the north) to show impacts up to Lake Avenue in Wilmette)

-Clarify the assumptions used in the sound study and address the difference between A and C weighted frequencies and impacts of the frequencies

-Provide a full menu of available sound mitigations and the impacts of each mitigation and a commitment to implement specific mitigations as part of NU application

-Can NU rotate the location of the stage for each concert so spread sound impacts more evenly across the impacted areas (example: one concert stage points north and the next it points south)?

Parking Study

-Confirm available parking capacity of downtown Evanston garages during the summer months based on observations rather than assumptions

-Remove assumption that Canal Shores parking will be available without a renewed post golf course renovation parking commitment

-Analyze the distinction of traffic impacts b/w concerts and football games, recognizing that there will be significantly higher number of attendees from western suburbs for concerts who do not have access to public transportation and likely lack familiarity with Evanston and Wilmette roadways/traffic patterns

-What happens if the parking or traffic assumptions are wrong and the impacts are worse than contemplated? How can Evanston retain authority to restrict events (especially concerts) if major traffic/parking problems arise which cannot be reasonably rectified?

Traffic Management

-Require development of a detailed traffic management plan for basketball games, football games, and concerts that must be approved by Evanston City Staff in consultation with the Village of Wilmette; require that NU amend the plan based upon experiences and recommendations from Evanston in consultation with the Village of Wilmette; events shall not be permitted until such a plan is submitted and approved

-Require NU to ensure there is an adequate number of NU staff (and Evanston sworn and civilian staff if available) to facilitate the approved traffic plan

Thank you,

Mike

Michael Braiman

Village Manager

Village of Wilmette

847-853-7506

www.wilmette.com

Submission of Written Testimony and Evidence
in Support of Ryan Field Proposals
and Request to be Heard during
August 23, 2023 deliberations of
The Evanston Land Use Commission

The undersigned are owners of properties located within 1,000 feet of the property upon which Ryan Field and Welsh Ryan Arena are situated.

For the reasons set forth in our attached testimonial and evidentiary statement we enthusiastically support Northwestern University's pending zoning text amendment and special use proposal.

We respectfully request that this document and the attached statement be received by the Land Use Commission as testimony and submission of evidence. Pursuant to the Land Use Commission's rules, we request that copies of this document and the attached statement be distributed to all members of the commission and be considered a part of the administrative record of the Land Use Commission's deliberations regarding Northwestern's proposal.

Further, we request that two or three of the undersigned be afforded the opportunity to speak in support of Northwestern's proposal during those deliberations.

Dated August 14, 2023

Names
Address & Years at Address

Peggy and Keith Baxter
1320 Jenks Street (4 years)

Angie and Andrew Taggart
2744 Asbury Avenue (9 years)

Jennifer and James Chadam
2740 Asbury Avenue (4 years)

Craig Chaplin
2749 Asbury Avenue (8 years)

Tara Weintraub
2711 Asbury Avenue (9 years)

Names continued on Page 2

Names continued from Page 1

Daniel Monico
1317 Jenks Street (6 years)

Kristin and Michael O'Connor
1315 Jenks Street (3 years)
1231 Isabella Avenue (21 years)

Marybeth Schroder
2734 Asbury Avenue (32 years)

Ellen and Michael Fowler
2644 Asbury Avenue (11 years)

Jennifer and Raj Ghate
2505 Jackson Avenue (18 years)

Tom McDonnell
1519 Lincoln Avenue (19 years)

Jim Hebson
1319 Rosalie (20+ years)

Jessica and Brian Powell
1314 Rosalie (18 years)

Megan and Daniel Tira
1416 Rosalie (3 years)

Terry Robinson and Shelly Greco
1616 Colfax St. (19 years)

Howard & Sue Gartzman
2401 Jackson (17 years)

Daria Valensise and Dylan Casey
1511 Colfax St. (20 years)

Ingrid and Zach Shook
2342 Ashland Ave (3 years)

Names continued on Page 3

Names continued from Page 2

Sonja and Tejas Baichwal
507 Colfax St. (16 years)

Debi and Clark Ardern
1606 Colfax St. (19 years)

Fran and Bill Paden
1600 Lincoln (31 years)

Lara Hamann
2727 Eastwood Avenue (9 years)

Robert Orenstein
2600 Eastwood Avenue #1D (11 years)

Kelly Marcelle & Tim Davitt
2342 Ashland Ave (24 years)

Statement of Selected Ryan Field Neighbors[1]
in support of
Ryan Field Zoning Proposals
pending before the
Evanston Land Use Commission

You are addressing Northwestern's request that it be permitted to rebuild Ryan Field and use it as a venue for live entertainment that will produce revenues that will serve as a critical component of the financing for that project. Stated simply, our neighbor, Northwestern, wants to improve property it already owns and use that now underutilized property in a way that will produce enormous economic benefits and significant cultural benefits to the City of Evanston, its residents and its businesses. This may well be the most consequential zoning proposal you are ever asked to consider.

We are nearby neighbors of Ryan Field.[2] We have been consistently impressed by Northwestern's many contributions to the City's civic life. In our experience, Northwestern has consistently demonstrated that it is a good neighbor. The proposal you are considering tests whether neighborliness is a two-way street when it comes to utilization of Ryan Field.

Prior to approval of the now expired two-year experiment that was limited to fieldhouse events,[3] there was a long history of Evanston's refusal to allow Northwestern to host events in the stadium or the fieldhouse that were considered to be "commercial." Events Evanston refused to authorize included concerts, professional tennis tournaments, a professional soccer match, a US Olympic team volleyball match and a professional soccer match.[4] These are the types of events that if held today would be well attended and welcomed by many Evanston residents and business owners. Such events would generate significant new revenues to Northwestern for stadium upkeep and other expenses. The City of Evanston would also receive significant previously unbudgeted revenues from permits and ticket fees.

For these reasons and because the proposals satisfy the standards for both the proposed text amendments and the related special use as described below, we ask you to recommend that the city council show Northwestern that we can be good neighbors too.

---

[1] This document and the accompanying one page submission statement and the on-line comment form are intended as an integrated testimonial and evidentiary submission by the property owners identified in the submission statement.

[2] This statement is filed by the owners of properties located within 1,000 feet of the parcel of land upon which Ryan Field and Welsh Ryan Areana are situated.

[3] This brief opportunity was unused by Northwestern due to the CoVid pandemic.

[4] In 1975 and 1977, the City Council based its disapproval on a fear that such uses of the stadium and the fieldhouse would reduce the property values of nearby homes and on a "substantial difference" between amateur and professional sports rationale. The data described in part (4) below casts grave doubts about the property value concern. In an Era of "Name Image and Likeness" compensation of NCAA athletes the distinction between amateur and professional athletes is also suspect.

1. The Zoning text amendment and special use processes are designed to permit landowners to develop and use their property as they see fit, within reasonable bounds. The starting point for your consideration of any zoning text amendment or special use request is the principle that within the constraints imposed by the standards of City Code Sections 6-3-4-5 and 6-3-5-10, landowners should be free to make use of and to develop their property as they see fit. Moreover, where the proposed use or development provides significant direct or indirect economic and other benefits to the City, its residents and its businesses, the proposal should be permitted if, after balancing its beneficial impacts and its burdens, the proposed changes would not unduly harm other nearby landowners or if that harm can be adequately mitigated by conditions imposed in the approval process.

We acknowledge that some of our neighbors oppose the proposals. While some of us may share some of those concerns, on balance, the proposals are so beneficial to all of Evanston, including our neighborhood, that we are convinced the concerns are outweighed by the benefits.

This policy to accommodate reasonable landowner development and usage proposals is reflected in the following passages from the Comprehensive General Plan ("CGP"). Moreover, these passages explicitly apply this accommodation policy to institutional proposals, including, with particularity, proposals from Northwestern: The CGP places particular emphasis of the need to accommodate the development goals of Northwestern, as Evanston's single most significant institutional contributor to the life of the City.

> "As a general land use type, these institutions provide for the daily needs of Evanston and the region. They prepare residents for productive places in society… They are centers of cultural activity, such as music, art, and performance. And certainly, Evanston's institutions, as sizable employers, produce a significant economic effect crucial to Evanston's economic development strategies. Among the top ten employers in Evanston are Northwestern University, both Evanston Hospital and Resurrection Health Care/St. Francis Hospital, School Districts 65 and 202, and Presbyterian Homes…
>
> Since it is inevitable that some institutions will renovate, enlarge, or reduce in scale their operations in the future, it is important that the City maintain dialogue with the most sizable among them to be able to anticipate such changes…
>
> Being the largest of community's institutions and the one that is most closely associated with Evanston's identity, Northwestern University deserves special attention. The City must of course recognize that part of maintaining this institution's high caliber lies in supporting its growth and capital improvement..."
> *Evanston Comprehensive General Plan, Chapter 6 (May 8, 2000).*

Based on these passages and the standards described in City Code Sections 6-3-4-5 (A) and 6-3-5-10 (B), this commission should approach its fact-finding duties regarding Northwestern's proposal with a view towards accommodation rather than skepticism.

Applying these guidelines, this commission should facilitate Northwestern's use of its underused stadium property in the manner it has proposed unless that use will have an undue adverse impact on the neighborhood. As described in (4) and (5) below, we contend there will not be an undue adverse impact. We submit that impact of increased frequency of events (a concern expressed by some) should be balanced against the enhanced mitigation of neighborhood traffic, sound and lighting impacts. We are also convinced that property values in our neighborhood are likely to increase.

2. The Zoning text amendment and special use standards of City Code Sections 6-3-4-5 (A) and 6-3-5-10 (B) require this commission to apply the policies and strategies of the CGP that explicitly favor proposals that are likely to directly or indirectly produce economic, cultural, environmental or other benefits for the City and its residents, its businesses, its workforce, its schools and other public or not for profit institutions.

(a) Economic Benefit. Chapters 4 and 6 of the CGP includes the following description of the CGP Economic Development Strategy that should guide the commission in its consideration of the Zoning text amendment and special use standards of City Code Sections 6-3-4-5 (A) and 6-3-5-10 (B):

> "ECONOMIC DEVELOPMENT STRATEGY. The Comprehensive General Plan addresses land use and infrastructure policies that aim to promote economic development.
>
> In the short term, Evanston's economic development activities (established and further elaborated upon in the City's Economic Development Strategy) prioritize several goals, including the following: retaining and expanding existing businesses; attracting new businesses and uses that will enhance economic development, especially the tax base; sustaining and enhancing Evanston's attractive environment and resources that will stimulate new business formation; …
>
> The Economic Development Strategy is essentially discussed throughout this chapter. The Strategy emphasizes retention and enhancement of Evanston's business, commercial, and manufacturing employment base."
> *Evanston Comprehensive General Plan, Chapter 4 (May 8, 2000).*
>
> "…Evanston's institutions, as sizable employers, produce a significant economic effect crucial to Evanston's economic development strategies…

> As an objective, the City should work to assure that institutional development enhances … the economic development of Evanston…
>
> Being the largest of community's institutions and the one that is most closely associated with Evanston's identity, Northwestern University deserves special attention. The City must of course recognize that part of maintaining this institution's high caliber lies in supporting its growth and capital improvement..."
>
> Evanston's larger institutions and charitable organizations are an engine of the local economy…through the thousands of jobs they provide and the many consumers that they bring to the community each day. Efforts to work with these institutions to increase awareness of their long term development goals or concerns should be an ongoing City policy…"
> *Evanston Comprehensive General Plan, Chapter 6 (May 8, 2000).*

The only economic benefit report for the Ryan Field project that exists at this writing is the Tripp Umbach[5] analysis commissioned by Northwestern University. It shows that the potential economic benefit to the City of Evanston is substantial. Frankly, it's the largest overall benefit package that we can recall as long time Evanston residents. A summary of the projected economic benefit for the City of Evanston from rebuilding Ryan Field and hosting special events is shown below with a comparison from current state to 2031.

Element	2022	Projected 2031[6]	Increase
Jobs	376	827	451
Annual Total Economic Impact	$50.4 million	$101.9 million	$51.5 million
Annual Taxes	$1.4 million	$5.3 million	$3.9 million

In addition to the projected $5.3 million in annual taxes, the city will receive $11 million in construction and other permit fees.[7]

Like ARPA funds, the additional $3.9 million in taxes generated by a full lineup of live events would be a new source of funds. But unlike the one-time ARPA funds, the City should receive these revenues indefinitely and its utilization of these revenues will not be restricted.[8]

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[5] Tripp Umbach (2023). *The Economic Impact of Rebuild Ryan Field.*

[6] Assumes full lineup of ten live events.

[7] These estimates of direct City revenue do not include any additional per ticket fee that Northwestern and the City agree upon for commercial live events.

[8] The prospect that this development to generate a reliable long-term source of previously unbudgeted City revenues without any City investment is a compelling economic benefit this commission cannot ignore. This "found money" could plug holes in City financing of its long-term obligations such a pension liabilities and looming City infrastructure repair or replacement costs.

In addition to municipal economic benefit, serious consideration should also be given to the positive benefits to individual Evanston residents. The University has set a target of hiring 35 percent of total subcontracted spending from local, minority and women-owned business, with a priority placed on Evanston residents. How do we calculate the emotional and economic benefits for an unemployed or underemployed individual to gain an opportunity in their hometown? How do we factor in new optimism? New hope for a better future? New confidence? When we place a value on those factors, multiply the resulting dollar amount by hundreds.

Local business leaders expect to benefit from the increased activity at the stadium and a new customer base that will travel to Evanston during other parts of the year, instead of only on six Saturdays during football season. This will be particularly impactful during summertime when there is a drop-off in customers who are Northwestern students or their relatives. The prospect of greater customer interaction has led local business organizations such as the Evanston Chamber of Commerce and Downtown Evanston to enthusiastically support this project. These business owners know the impact of guests who dine, spend and stay when they visit for events.

Consider our own home state of Illinois. Governor Pritzger announced[9] on July 10 that the state of Illinois has its highest-ever hotel revenue figures in FY2023, which closed on June 30, 2023. Visitors spent $44 billion in Illinois in the last fiscal year with a projected economic impact of $78 billion. Visitors may be among the best forms of economic impact. They leave their money in our city but don't stay to benefit from the city services their dollars help to pay for. Illinois Speaker of the House, Emanuel "Chris" Welsh may have left us the best advice for future economic benefits growth through visitors. In reaction to the recent record -breaking results in Illinois, he said,

> "Once again, we are showing that in order to have a prosperous future, we have to make those investments now…This isn't because of luck; we laid the groundwork and did the work to get to where we are today."[10]

(b) **Cultural Benefit.** In another passage that the commission should take into account in applying the zoning text amendment and special use standards of City Code Sections 6-3-4-5 (A) and 6-3-5-10 (B), the CGP addresses the importance of the arts in a chapter that that refers not just to fine arts but also music and other live performances. That chapter stresses the benefits Evanston, and its residents derive from the arts:

> "RECOGNIZE AND PROMOTE THE ARTS AS A VITAL COMPONENT OF THE LOCAL ECONOMY…

---

[9] From Illinois Route 66. Gov. Pritzger Announces Record-Breaking Hotel Revenues in FY 2023 and Unprecedented Growth in Illinois Tourism. Downloaded from illinoisroute66.org on July, 21 2023.

[10] *Id.*

POLICIES/ACTIONS…

Encourage the inclusion of cultural facilities and Arts Installations in large development or redevelopment projects…

As its goal, Evanston should continually encourage the creation of arts and arts activities through the support of … artists of all disciplines.

The arts are included as an issue in the Comprehensive General Plan because of the role arts programs and the arts industry play in shaping the identity and economy of Evanston…

the development of increased space for art preparation, presentation, and performance should be continually supported.

…Evanston's image as a place offering a diversity of artistic resources should continually be cultivated as a means of marketing Evanston's desirability as a place in which to live and work."
Evanston Comprehensive General Plan, Chapter 15 (May 8, 2000)

The proposal will allow Northwestern to attract musical and other live performances to Evanston by providing a high-quality concert venue in a league with Ravinia Festival. As described in (2)(a) above many if not most of the economic benefits to the City, its residents and businesses depend upon the use of the redeveloped stadium as a venue for revenue generating live performances.

(c) **Environmental Upgrade.** In another passage that the commission should take into account in applying the Zoning text amendment and special use standards of City Code Sections 6-3-4-5 (A) and 6-3-5-10 (B), the CGP addresses the importance of environmental upgrades in design and operation of new developments and redevelopments.

*"*Establishment and enforcement of environmental standards occur within a policy framework that falls outside the purview of the Comprehensive General Plan. However, as a guide for land development and improving infrastructure and circulation systems, the plan can broadly address how land use and development should be sensitive to concerns about environmental sustainability…

Sensitivity to environmental concerns should be reflected in building design, site planning, and landscaping…

> Environmentally sound principles should be encouraged in architecture as well as construction…. Architects are encouraged to maximize energy efficiency and energy conservation." *Evanston Comprehensive General Plan, Chapter 16 (May 8, 2000).*

The Northwestern proposal includes a commitment to environmental sustainability by seeking to obtain and maintain Leadership in Energy and Environmental Design (LEED) Gold certification for the new stadium. As this commission is well aware LEED Gold Certification is the second highest of four favorable designations that can be awarded to buildings that submit to the U.S. Green Building Council's ten rating systems that test for environmental excellence in building design, construction and operation.

(d) The CGP's emphasis on community benefits is broad enough to permit the Commission to consider additional benefits not explicitly described in the CGP.

As already mentioned above, this commission would be properly applying the general focus of the CGP on community benefits if it took into account the elements of the proposal that will benefit minority owned, women owned, and Evanston based contractors, designers, tradesmen and tradeswomen even though such equity features are not mentioned in the CGP.

3. The Passage of time since prior zoning decisions denying Northwestern the right to use its stadium and fieldhouse for non-collegiate sporting events or live musical performances did not confer upon nearby landowners any vested right to continuation of those restrictions. The Zoning text amendment and special use standards of City Code Sections 6-3-4-5 (A) and 6-3-5-10 (B) require this commission to apply the policies and strategies in the CGP by balancing the merits of the proposal against the concerns expressed by nearby landowners. But there is no suggestion in the CGP that past refusals of the City to grant zoning relief to Northwestern for non-collegiate sporting events or live musical performances in its stadium or fieldhouse conferred upon neighboring landowners any vested right to have such events banned. Despite recent suggestions to that effect, the CGP explicitly rejects the notion that adjacent landowners have such a vested right:

> "Development and redevelopment of land can create opportunities for interesting additions to a neighborhood and to Evanston overall. They can also replace deteriorating buildings or incompatible land uses with ones more sensitive to the needs of adjacent residential neighborhoods. Of course, new developments that bring about changes in land use types or in the scale of existing uses can also generate conflict and controversy. Even though the present, well-defined land use pattern is likely to remain largely the same, some change is inevitable.
>
> *An important objective should be to maintain the appealing character of Evanston's neighborhoods while guiding their change.*

> A balance is needed between preserving the character inherited from the past with meeting the demands of the present and the future. When opportunities for positive new development or redevelopment emerge, the City should (1) encourage creative ideas and adaptive reuses (placing new uses in existing structures), and (2) guide change to enhance the quality of neighborhoods.
>
> *A second objective should be to recognize the benefits of mixing residential, commercial, and institutional uses in neighborhoods.*
>
> The distinct quality of many neighborhoods rests in their historic diversity of land uses. Evanston differs from many newer suburbs where users are isolated from one another and where a car is the only way to get from home to work and to shopping. Because businesses, institutions, and housing often sit adjacent to one another in Evanston, however, the expansion of one land use can cause concern for another.
>
> Those buying property adjacent to a different classification of land use should anticipate that the future could bring a change in the scale or nature of activity at that location. Likewise, those intending to develop property adjacent to different zoning districts are encouraged to be sensitive to the impact of their designs, particularly if they will adjoin single-family residential areas. As a policy, the City should work to offset adverse effects (such as traffic and parking congestion or incompatible hours of operation) as part of its technical assistance, zoning regulation, and site plan review for businesses and institutions proposing expansion or relocation to sites adjacent to residential areas."
> *Evanston Comprehensive General Plan, Chapter 2 (May 8, 2000)*

The Evanston of today is very different from the Evanston of 70 years ago. Many in today's Evanston would welcome and embrace a championship tennis tournament, Olympic volleyball match and Ravinia style live musical entertainment, all events barred since the 1950's by past "Not In My Backyard" zoning decisions.

If Evanston had not progressed, we might still be a dry town without the restaurants and hotels that have opened since the City's ban on alcohol sales was repealed.[11] The diversity we cherish would certainly look very different if our city leaders were still seeking to use zoning rules to foster red lining[12] instead of leading the nation with our reparations program.

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[11] It was not until 1972, just shy of 40 years after the end of Prohibition, that the Evanston City Council voted to end Evanston's 114 years as a "Dry" city.

[12] Zoning decisions contributed to Evanston's history of red lining. Zoning maps dating back to 1919 were designed to constrain expansion of Black homeownership by drawing commercial zones around the so called "Black Triangle" bordered by Green Bay, McCormick and Church.

4. The proposed live performances can be expected to increase, not reduce neighborhood property values. Some residents have expressed concern that outdoor concerts will have an adverse impactn on home prices. We acknowledge that the City Code appears to treat an adverse property value as the most significant factor this commission is called uppn to consider since it iseparately listed as a standard in addition to its identification as a concern in the CGP. See, City Code Sections 6-3-4-5 (A), 6-3-4-5 (C), 6-3-5-10 (B) and 6-3-5-10 (D).

Based upon the data presented below, we contend the concerns about a decline in property values are not well founded. On the contrary, the use of the new stadium as a venue for music and other live performances can be expected to increase, not reduce neighborhood property values.

A 2016 survey published by realter.com and Vividseats.com found that, on average, homes within one mile of 20 outdoor concert venues sell for a premium over the average price for all home sales in the venues' zip codes.[13] This study likely understates the sales price premium since nearby homes benefiting from the proximity premium are included in the full zip code numbers.

Ranking	Venue	Home Prices Within 1 Mile of Venue	Home Prices in ZIP Code	Venue vs. ZIP Code
1	Capital City Amphitheater (Tallahassee, Fla.)	$177,500	$100,000	78%
2	OKC Zoo Amphitheatre (Oklahoma City)	$49,500	$29,500	68%
3	Greek Theatre - Los Angeles (Los Angeles)	$2,100,000	$1,285,000	63%
4	Investor Amphitheatre (Gainesville, Ga.)	$199,450	$125,000	60%
5	Cincinnati Playhouse In The Park (Cincinnati)	$319,750	$219,750	46%
6	Oregon Zoo Amphitheatre (Portland, Ore.)	$700,000	$494,950	41%
7	The Levitt Shell (Memphis, Tenn.)	$210,000	$150,500	40%
8	Surly Brewing Festival Field (Minneapolis)	$316,500	$232,250	36%
9	Weesner Family Amphitheater at the Minnesota Zoo (Apple Valley, Minn.)	$249,900	$193,500	29%
10	Ravinia (Highland Park, Ill.)	$605,000	$487,500	24%
11	Tallahassee Pavilion (Tallahassee, Fla.)	$120,000	$100,000	20%
12	Sawyer Point Park (Cincinnati)	$260,500	$219,750	19%
13	Madera Fairgrounds (Madera, Calif.)	$237,000	$205,000	16%
14	Red Hat Amphitheater (Raleigh, N.C.)	$300,500	$260,000	16%
15	Clarke County Fairgrounds (Berryville, Va.)	$315,000	$273,950	15%
16	Wolf Trap Farm (Vienna, Va.)	$882,500	$780,000	13%
17	Ascend Amphitheater (Nashville, Tenn.)	$307,000	$275,000	12%
18	Ravina on the Lakes (Peoria, Ill.)	$177,000	$160,950	10%
19	Concord Pavilion (Concord, Calif.)	$575,000	$525,000	10%
20	Bayfront Park (Miami)	$392,500	$358,500	9%

Methodology: The realtor.com/Vivid Seats analysis was developed by comparing realtor.com's residential sales and deed database with outdoor venue location from Vivid Seats' outdoor concert database.

Jonathan Smoke, the chief economist for Realtor.com attributed proximity to live music as a value to nearby property values, stating,

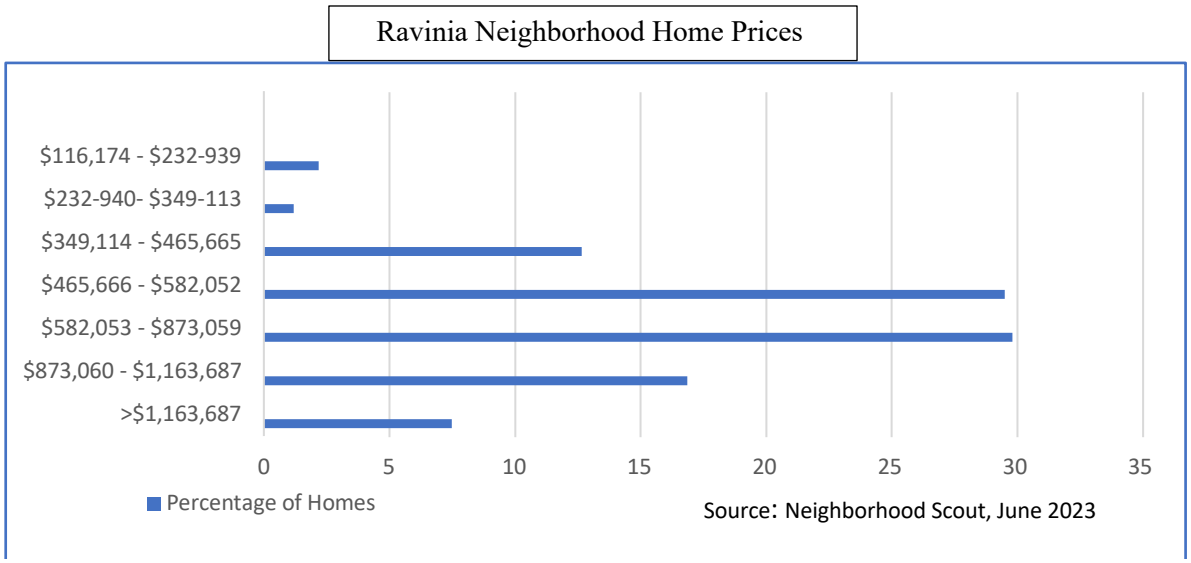
> "Walkability to restaurants and shopping has become an increasingly important feature for home buyers over the past few years, especially

[13] Close, Kerry (2016, January). Your Home Could Be Worth More If It's Near One of These. *MONEY* https://money.com/home-prices-concert-venue/

millennials. Our analysis shows this desire for close proximity also extends to live music."

For a local comparison, consider real estate market information regarding the residential neighborhood surrounding the Ravinia Festival in Highland Park, one of the 20 venues in the realtor.com study. Realtor.com reported that on average homes within one mile of Ravinia Festival comanded a 24 percent premium over the price of homes within that venue's zip code. As reflected in the chart below, homeowners selling homes in the Ravinia neighborhood have maintained their ability to command higher home sale prices despite a high volume of visitors to Ravinia's outdoor concerts and recent softening of the real estate market. The Ravinia Festival, established in 1905, wlecomes 300,000 to 600,000 visitors to approximately 65[14] performances between June and September each year.

Despite the volume of annual visitors, the median home value in the Ravinia Festival's neighborhood was $641,755[15], which was higher than 93.8% of residential neiborhoods in Illinois.



Further despite a generally soft market over the past 12 months, real estate sales data for the Ravinia neighborhood have held up.[16]

Time Period	Dates	Total Appreciation	Average Annual rate
Last 2 Years	2021 Q1 – 2023 Q1	14.63%	7.07%
Last 5 Years	2018 Q1 – 2023 Q1	18.87%	3.52%
Projected	2023 Q2 – 2026 Q3	5.98%	1.95%

[14] 65 performances are 2022 is representative of a typical summer lineup.

[15] From the *Neighborhood Scout* Neighborhood Real Estate Data: Highland Park, Ravinia. Downloaded June 29, 2023

[16] From *Scout Vision*, Neighborhood Scout Real Estate Data: Highland Park, Ravinia, as of the end of Q1, 2023. One driver of appreciation is the low vacancy rate of 0.8%

The local example of the Ravinia neighborhood of Highland Park, and the broader survey of 20 neighborhoods within one mile of outdoor music venues shows no delitorious effect upoon property values from live music performances. There is no reason to expect any difference to performances at Ryan Field or the Welsh-Ryan Fieldhouse.

Even more direct evidence of the impact of Northwestern's proposal on property values can be found in the following home sales that were listed and sold after Northwestern announced its plans for Ryan Field. The fact these homes commanded a premium over asking and were sold so quickly is even more significant given the current soft real estate market.

Recent Above Asking Price Home Sales in Immediate Neighborhood of Ryan Field since Proposal Announced[17]

Property	Listed	Sold	Over Asking Price
2403 Ashland	$1,095,000 (4/13/23)	$1,215,000 (7/24/23)	$120,000 (27.8%)
516 Isabella (Wilmette)	$900,000 (5/30/23)	$1,150,000 (6/22/23)	$250,000 (27.8%)
1120 Grant	$979,000 (5/26/23)	$1,110,400 (7/17/23)	$131,400 (13.4%)
2715 Broadway	$799,000 (5/3/23)	$928,000 (6/5/23)	$129,000 (16.1%)
2661 Asbury	$775,000 (5/5/23)	$851,400 (7/10/23)	$76,400 (9.9%)

5. Other Standards.

(a) Traffic and Other Neighborhood crowd management concerns. City Code Sections 6-3-4-5 (A), 6-3-5-10 (B) and 6-3-5-10 (F).

Some of our neighbors object to the impact of traffic relating to the live performances that could be offered by Northwestern if its proposals are approved.

It is clear that increased traffic volume is not necessarily a sufficient reason to disapprove of a zoning proposal. Rather it is a factor to weigh along with countervailing factors supporting that proposal. The CGP includes the following policies regarding increased traffic:

> "At times, the impacts of institutions, such as increased traffic and parking or unusual hours of operation, can encroach upon neighborhood quality of life…In general, a very difficult balancing act must be maintained between an institution's need for growth in order to remain viable and the interests of surrounding neighborhoods. While land use conflicts do emerge, it should also be recognized that institutions can be a great asset to the community. They have the ability to contribute resources toward community and neighborhood development programs. The partnering of institutions with the City to solve social concerns is strongly encouraged."
> *Evanston Comprehensive General Plan, Chapter 6 (May 8, 2000).*

[17] Data posted on Zillow.com.

We refer you to the traffic plan that Northwestern University has submitted as part of the plan for a smaller Ryan Field.

Any facility that can draw tens of thousands of people will also produce traffic. In fact, since its 1997 reconfiguration to a slightly smaller footprint in the same location, Ryan Field has hosted crowds of greater than 47,000 people 21 times in the same location in the same neighborhood under current zoning. The ability to get large crowds with associated traffic into and out of Ryan Field has been established. Northwestern isn't putting a stadium on a new site on Central Street. It's replacing a stadium in the same location.

The design for the new stadium would reduce football game capacity by 12,000 seats to a new maximum capacity of 35,000. Concert attendance will be cut by an additional 7,000 to a maximum concert attendance of 28,000.

An objection based upon the burdens of handling traffic for concerts with a capacity of 19,000 fewer people than levels handled on 21 previous ocassions within current zoning is illogical. To permit a design for a new stadium with capacity for 35,000 for football games but deny permission to hold concerts of 28,000 in the same facility due to traffic and congestion is incongruous.

(b) Neighborhood concerns about sound and light. City Code Sections 6-3-4-5 (A) and 6-3-5-10 (B). Some neighbors contend the sound system and lighting for the proposed concerts will adversely impact them. But due to design features of the rebuilt stadium and significant upgrades to the sound and lights systems, the impact of sound and light from the rebuilt stadium will be vastly deminished compared to the design, sound and lighting of the current stadium. Both sound and light impacts will be significantly reduced by the new stadium's uniquie below grade design and the new canopy that will dampen sound and light. Moreover, the revised distributed placement of smaller speakers and lights throughout the stadium should reduce spillover sound and light compared to current concentrated and unshielded systems.

(c) Adequcy of Utilities , Sewer & other City services. City Code Sections 6-3-4-5 (A), 6-3-4-5 (D), 6-3-5-10 (B) and 6-3-5-10 (E). The utilities, sewers and other infrastructure required to serve the new stadium are already in place and have been proven to adequately servive football crowds 47,000. Those systems are clearly sufficinet for the reduced attendance for football and the proposed live events proposed to be held in the new stadium.

(d) Design Considerations City Code Sections 6-3-4-5 (A), 6-3-4-5 (B), 6-3-5-10 (B), 6-3-5-10 (G) and 6-3-5-10 (H).

i. General Design Considerations. City Code Sections 6-3-4-5 (A) and 6-3-5-10 (B).

> "Preserving and enhancing Evanston's physical ambience is a theme running throughout the Comprehensive General Plan. The City should make an ongoing policy of working with the community's many design professionals to recognize outstanding design and to raise the level of public awareness on matters of aesthetics in Evanston…
>
> Because there is no intent to restrict architectural style, evaluation of the appearance of a project should be based upon the quality of its design and its relationship to its surroundings…
>
> Materials should be durable and attractive and should be selected for their harmony with adjoining buildings and appropriateness to the architectural style. Buildings should use a limited palette of materials that are architecturally harmonious for all facades and exterior building components that are visible from the public ways. Colors should be harmonious within a project design as well as with respect to adjoining buildings or developments. Roof materials should be carefully selected for appearance as well as longevity...
>
> A variety of architectural styles is encouraged because it prevents aesthetic monotony…"
> *Evanston Comprehensive General Plan, Chapter 13 (May 8, 2000).*

The design of the stadium incorporates limestone, perforated metal and glass that offers continuity with other campus buildings. The ovular form will soften the visual impact on passersby. Pivoting the stadium's orientation to an angle will expand the open space at the corner of Ashland and Central. The decision to sink the playing service below grade and add a canopy and distributed lighting and speakers are designed to limit the impact on the nearby neighbors.

The result is a design that both visually and actually softens the impact of the structure on the neighborhood, while enhancing its connection to the other buildings on the campus.

ii. No Significant Historical or Architectual Preservation Considerations. City Code Sections 6-3-4-5 (A), 6-3-5-10 (B) and 6-3-5-10 (G).

The current stadium was originally intended to compliment the gothic style of structures on the lakefront campus. Over time the stadium has fallen out of step with the building features now common throughout the campus. The new design corrects this discontinuity. At the same time it is relevant that the stadium, as a

sports venue, was never as true an example of the gothic style as are campus buildings like the Deering Library.

iii. No Natuaral Landscaping Preservation Considerations. City Code Sections 6-3-4-5 (A), 6-3-5-10 (B) and 6-3-5-10 (H). In its proposal,

Northwestern notes that currently there is no landscaping on the Stadium site. So there is no current landscaping to be preserved. However, the proposal does include the addition of new park-like area available for public use.

(e) Special Use is a listed Special Use. City Code Sections 6-3-5-10(A). The proposed special use, a planned development, is listed as a permitted special use in the U2 district in which the stadium is located. City Code Sections 6-15-1-9.

(f) Compliance with all other U2 District regulations, as Modified. City Code Section 6-3-5-10(I). The requested special use complies with all applicable regulations for the U2 District, as those regulations would be modified by the requested relief.

6. Conclusion. As stated in our opening remarks, Northwestern seeks to improve property it already owns. It also wants to to finance a portion of the development's cost by hosting live entertainment events, including concerts. No taxpayer funds will be used in this project. Rather, the development will add substantially to the City of Evanston's tax revenues.

Existing zoning laws have not always benefitted the entire community. We have all learned that even in zoning matters "status quo" is sometimes out of step with necessary change. The zoning laws enacted in 1919 that restricted land use around the so called "Black Triangle" encouraged segregation. The Open Housing policies Evanston embraced in the 1960s faced strong resistence from coalitions of neighbors who argued desegregation would decrease their property values.

Zoning restrictions can hold a community back from its own best interests. But even longstanding zoning decisions can change. In retrospect, we can all agree that zoning laws that encouraged segregtion were morally wrong and poor policy. Moreover, integration efforts in the Dewey Community Conference area in the 1960's proved to Evanston that integration would not produce a decline in property values. In fact, those integration efforts made Evanston a more desirable place to live, even though the effort is far from complete.

We ask you to once again make zoning changes, this time to show Northwestern that after 70 years of opposition to their legitimate aspirations, we now appreciate that neighborliness is a two way street. The changes they request will improve the quality of life and public discourse for us all. It will encourage performing arts and increase community engagement, as well as create jobs and add much needed City revenue.

For all of these reasons, please tell Northwestern, "Yes In Our Back Yard."

July 24, 2023

Meagan Jones
2100 Ridge Avenue
Evanston, IL 60201
mmjones@cityofevanston.org

Re: 1501 Central Street (Ryan Field)

Dear Ms. Jones:

In response to your June 30 e-mail, I write to provide additional information about the Most Livable City Association ("MLCA") to support our request for additional time for our designated speakers to present to the Land Use Commission (LUC).

We understand that the LUC Rules and Procedures ("LUC Rules") require that such a request should contain additional documentation of the "name of the community group, including any legal recognition" and "a list of individuals or institutions being represented." Article VIII, Section 5, LUC Rules.

The Most Livable City Association is a not-for-profit corporation, registered and in good standing with the State of Illinois, which can be verified on the Secretary of State's website. MLCA's primary purpose is to advance the livability of communities in and around the City of Evanston, Illinois. All the activities and affairs of MLCA in accomplishing that purpose are governed by its five-member board of directors: Parielle Davis, Lauren McFarlane, Kenneth Proskie, Marie Schirmang, and me (the "Board"). In preparation for the upcoming LUC hearings on this matter, the Board has hired an attorney and experts to represent MLCA's interests and speak on behalf of our organization.

Since its incorporation in December 2022, MLCA has garnered wide support among opponents of Northwestern University's applications concerning Ryan Field and the U2 University Athletic Facilities District. Over 1400 supporters have signed MLCA's petition to City Council, over 500 have volunteered their unpaid time and effort toward this cause, and nearly 200 donors have contributed toward MLCA's preparation for the LUC hearing.

MLCA's attorney, Dan Shapiro, in his letter dated July 13, requested 30 minutes to present MLCA's case to the LUC. Article VI, Section 5 of the LUC Rules states that the Chair may adjust "any established time limit" in order "to accommodate extraordinary circumstances." In Northwestern's words, their proposals would be "transformative" in a way seen "once in a century." The LUC should provide an adequate opportunity to hear and fully consider the information we have prepared in opposition to this kind of transformation of our community.

I appreciate your work preparing for the hearings on these applications. If you have any questions that I can address, please let me know.

Sincerely,

David DeCarlo
President, Most Livable City Association

CC: Eleanor Revelle (7th Ward Councilmember); Chair Matt Rodgers (City of Evanston, Land Use Commission); Alexandra Ruggie (City of Evanston, Law Department)

Current Board Members of the Most Livable City Association

Parielle Davis
2660 Bryant Avenue
Evanston, IL 60201

David DeCarlo
1404 Lincoln Street
Evanston, IL 60201

Laurie McFarlane
2720 Eastwood Avenue
Evanston, IL 60201

Kenneth Proskie
1323 Chancellor Street
Evanston, IL 60201

Marie Schirmang
2532 Jackson Avenue
Evanston, IL 60201

OFFICE OF THE SECRETARY OF STATE

JESSE WHITE-Secretary of State

7402-154-9
DECEMBER 14, 2022

NORTHWEST REGISTERED AGENT SERVICE, INC.
2501 CHATHAM RD, SUITE N
SPRINGFIELD, IL 62704

RE MOST LIVABLE CITY ASSOCIATION

DEAR SIR OR MADAM:

ENCLOSED YOU WILL FIND THE ARTICLES OF INCORPORATION OF THE ABOVE NAMED CORPORATION. THE CORPORATION IS REQUIRED TO FILE AN ANNUAL REPORT EACH YEAR. BLANK FORMS WILL BE MAILED BY THIS OFFICE TO THE REGISTERED AGENT AS SHOWN BY OUR FILES APPROXIMATELY 60 DAYS PRIOR TO ITS ANNIVERSARY MONTH. (ORIGINAL DATE OF INCORPORATION).

THE REQUIRED FEE OF $50.00 IN THIS CONNECTION HAS BEEN RECEIVED AND PLACED TO YOUR CREDIT.

CERTAIN NOT FOR PROFIT CORPORATIONS ORGANIZED AS A CHARITABLE CORPORATION ARE REQUIRED TO REGISTER WITH THE OFFICE OF THE ATTORNEY GENERAL. UPON RECEIPT OF THE ENCLOSED ARTICLES OF INCORPORATION, YOU MUST CONTACT THE CHARITABLE TRUST DIVISION, OFFICE OF THE ATTORNEY GENERAL, 100 W. RANDOLPH, 11TH FLOOR, CHICAGO, ILLINOIS 60601 TELEPHONE (312) 814-2595.

THE ISSUANCE OF THE ARTICLES OF INCORPORATION DOES NOT ENTITLE THE CORPORATION TO A PROPERTY TAX EXEMPTION. YOU MUST APPLY FOR THAT EXEMPTION THROUGH THE BOARD OF REVIEW IN THE COUNTY WHERE THE REAL ESTATE IS LOCATED.

SINCERELY,

JESSE WHITE
SECRETARY OF STATE
DEPARTMENT OF BUSINESS SERVICES
CORPORATION DIVISION
TELEPHONE (217) 782-6961

Reset

FORM **NFP 102.10** (rev. Dec. 2003)
ARTICLES OF INCORPORATION
General Not For Profit Corporation Act

Secretary of State
Department of Business Services
501 S. Second St., Rm. 350
Springfield, IL 62756
217-782-8522
ilsos.gov

FILED
DEC 14 2022
JESSE WHITE
SECRETARY OF STATE

FILE #: 74021549
MAP
FEE: $50.00
INTENT: 060
COUNTY: 084

Remit payment in the form of a


CD0446145

's

_____ File #_____ **Filing Fee: $50** Approved: _____

---- Submit in duplicate ---- Type or print clearly in black ink ---- Do not write above this line ----

Article 1.
Corporate Name: Most Livable City Association

Article 2.
Name and Address of Registered Agent and Registered Office in Illinois:

Registered Agent: Northwest Registered Agent Service, Inc.
First Name Middle Name Last Name

Registered Office: 2501 Chatham Rd, Suite N
Number Street Suite # (P.O. Box alone is unacceptable)

Springfield IL 62704 Sangamon
City ZIP Code County

Article 3.
The first Board of Directors shall be four in number, their Names and Addresses being as follows.
Not less than three

Director Name	Street Address	City	State	ZIP Code
David DeCarlo, 2501 Chatham Rd, Suite N, Springfield, IL 62704				
Lauren McFarlane, 2501 Chatham Rd, Suite N, Springfield, IL 62704				
Kenneth Proskie, 2501 Chatham Rd, Suite N, Springfield, IL 62704				
Marie Schirmang, 2501 Chatham Rd, Suite N, Springfield, IL 62704				

Article 4.
Purpose(s) for which the Corporation is organized:
This Corporation is formed as a civic organization for the purpose of promoting social welfare within the meaning of Section 501(c)(4) of the United States Internal Revenue Code, as now or hereafter amended, including, but not limited to for the purpose of advancing the livability of communities in and around the City of Evanston, Illinois while advocating for equity and accountability in the development and administration of government policies and programs. This Corporation is not organized for profit, and no part of net earnings of this Corporation shall inure to the benefit of, or be distrubutable to, its Board of Directors, officers, or other private persons, except that this Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in this Article.

(continued on back)

Printed by authority of the State of Illinois. October 2021 - 1 - C 157.18

JA
PJK

Attachment to Form NFP 102.10 Articles of Incorporation of Most Livable City Association

Article 5. Other Provisions

A. This Corporation shall not participate or intervene in any political campaign on behalf of or in opposition to any candidate for public office to an extent that would disqualify it from tax exemption under Section 501(c)(4) of the United States Internal Revenue Code (or the corresponding provision of any future United States revenue act).

B. In the event of the dissolution of this Corporation, all of its remaining assets and property of every nature and description after the payment of all liabilities and obligations of this Corporation, but not including assets held by this Corporation upon condition requiring return, transfer, or conveyance, which condition occurs by reason of this dissolution, shall be paid over and transferred to one or more corporations, societies, or organizations which engage in activities substantially similar to those of this Corporation and which are then qualified for exemption from federal income taxes as organizations described in either Section 501(c)(3) or Section 501(0(4) of the United States Internal Revenue Code (or the corresponding provision of any future United States revenue act).

Article 5.
Other provisions (**For more space, attach additional sheets of this size.**): See attachment.

Article 6.
Is this Corporation a Condominium Association as established under the Condominium Property Act? (check one)
☐ Yes ☒ No

Is this Corporation a Cooperative Housing Corporation as defined in Section 216 of the Internal Revenue Code of 1954? (check one)
☐ Yes ☒ No

Is this Corporation a Homeowner's Association, which administers a common-interest community as defined in subsection (c) of Section 9-102 of the code of Civil Procedure? (check one)
☐ Yes ☒ No

Article 7.
Names & Addresses of Incorporators
The undersigned incorporator(s) hereby declare(s), under penalties of perjury, that the statements made in the foregoing Articles of Incorporation are true.

Dated December 14, 2022
Month Day Year

Signatures and Names	Post Office Address
1. [signature] Signature	1. 2501 Chatham Rd, Suite N Street
David DeCarlo Name (print)	Springfield, IL 62704 City, State, ZIP
2. _____ Signature	2. _____ Street
_____ Name (print)	_____ City, State, ZIP
3. _____ Signature	3. _____ Street
_____ Name (print)	_____ City, State, ZIP

Signatures must be in BLACK INK on the original document.
Carbon copies, photocopies or rubber stamped signatures may only be used on the duplicate copy.

- If a corporation acts as incorporator, the name of the corporation and the state of incorporation shall be shown and the execution shall be by a duly authorized corporate officer. Please print name and title beneath the officer's signature.
- The registered agent cannot be the corporation itself.
- The registered agent may be an individual, resident in Illinois, or a domestic or foreign corporation, authorized to act as a registered agent.
- The registered office may be, but need not be, the same as its principal office.
- A corporation that is to function as a club, as defined in Section 1-3.24 of the "Liquor Control Act" of 1934, must insert in its purpose clause a statement that **it will comply with the state and local laws and ordinances relating to alcoholic liquors**.

Return to:

Northwest Registered Agent Service, Inc. Firm Name	David DeCarlo Attention
2501 Chatham Rd, Suite N Mailing address	Springfield, IL 62704 City, State, ZIP

SHAPIRO & ASSOCIATES LAW

618 Academy Drive, Unit B | Northbrook, IL 60062

August 15, 2023

Matt Rodgers
Chair, Evanston Land Use Commission
c/o Meagan Jones
2100 Ridge Avenue
Evanston, IL 60201
Re: 1501 Central Street (Ryan Field)

Re: Most Livable City Association

Dear Mr. Rodgers:

On behalf of Most Livable City Association, I strongly object to any consideration at the August 23, 2023, meeting of the Land Use Commission of the revised zoning amendment application filed by Northwestern University on August 14, 2023.

The revised zoning amendment cannot legally be heard at the August 23, 2023, meeting of the Land Use Commission, because it has not been adequately noticed. Both concerns of due process and Evanston Municipal Code § 6-3-4-6 mandate that Evanston residents receive at least 15 days' advance notice of any text amendment set for public hearing at a Land Use Commission meeting. The revised zoning amendment was not publicly posted until August 14, 2023, less than 10 days before the August 23, 2023, hearing date. Further, Appendix D.1(b) to the Zoning Code provides that all applications for a text amendment must include "the precise wording of the proposed amendment," and Appendix D.2 requires that the public receive notice of the time and place where the proposed amendment "will be available for examination for a period of at least ten (10) days prior to the public hearing." No public examination of the precise wording of the revised proposed amendment was available until August 14, 2023, fewer than 10 days before the scheduled public hearing on the amendment. Accordingly, the public hearing on the revised proposed amendment must be rescheduled, or else the hearing must proceed only on the amendment previously posted.

In addition, several additional reports were just uploaded during the evening of August 14, 2023, which offer new or revised technical information to the applications. As such, it is critical that my client be afforded an ample opportunity to evaluate them before being able to adequately and thoughtfully ask questions of Northwestern's consultants next week. Given the fact that Northwestern has retained at least four (4) expert witnesses, who have now added additional information to their application, it is both fair and reasonable for this matter to be continued to a future date.

We appreciate your consideration in this matter.

Very truly yours,
SHAPIRO & ASSOCIATES LAW



By _____
Dan Shapiro

cc: Councilmember Eleanor Revelle
Interim Corporation Counsel Alexandra Ruggie

August 15, 2023

Submission to Land Use Commission

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SHAPIRO & ASSOCIATES LAW

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info@shapiroassociateslaw.com | Phone 312.763.9640 | Fax 312.763.9641

We appreciate your consideration in this matter.

Very truly yours,
SHAPIRO & ASSOCIATES LAW



By _____
Dan Shapiro

cc: Councilmember Eleanor Revelle
Interim Corporation Counsel Alexandra Ruggie

info@shapiroassociateslaw.com | Phone 312.763.9640 | Fax 312.763.9641

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In response to your June 30 e-mail, I write to provide additional information about the Most Livable City Association ("MLCA") to support our request for additional time for our designated speakers to present to the Land Use Commission (LUC).

We understand that the LUC Rules and Procedures ("LUC Rules") require that such a request should contain additional documentation of the "name of the community group, including any legal recognition" and "a list of individuals or institutions being represented." Article VIII, Section 5, LUC Rules.

The Most Livable City Association is a not-for-profit corporation, registered and in good standing with the State of Illinois, which can be verified on the Secretary of State's website. MLCA's primary purpose is to advance the livability of communities in and around the City of Evanston, Illinois. All the activities and affairs of MLCA in accomplishing that purpose are governed by its five-member board of directors: Parielle Davis, Lauren McFarlane, Kenneth Proskie, Marie Schirmang, and me (the "Board"). In preparation for the upcoming LUC hearings on this matter, the Board has hired an attorney and experts to represent MLCA's interests and speak on behalf of our organization.

Since its incorporation in December 2022, MLCA has garnered wide support among opponents of Northwestern University's applications concerning Ryan Field and the U2 University Athletic Facilities District. Over 1400 supporters have signed MLCA's petition to City Council, over 500 have volunteered their unpaid time and effort toward this cause, and nearly 200 donors have contributed toward MLCA's preparation for the LUC hearing.

MLCA's attorney, Dan Shapiro, in his letter dated July 13, requested 30 minutes to present MLCA's case to the LUC. Article VI, Section 5 of the LUC Rules states that the Chair may adjust "any established time limit" in order "to accommodate extraordinary circumstances." In Northwestern's words, their proposals would be "transformative" in a way seen "once in a century." The LUC should provide an adequate opportunity to hear and fully consider the information we have prepared in opposition to this kind of transformation of our community.

I appreciate your work preparing for the hearings on these applications. If you have any questions that I can address, please let me know.

Sincerely,

David DeCarlo
President, Most Livable City Association

CC: Eleanor Revelle (7th Ward Councilmember); Chair Matt Rodgers (City of Evanston, Land Use Commission); Alexandra Ruggie (City of Evanston, Law Department)

OFFICE OF THE SECRETARY OF STATE

JESSE WHITE-Secretary of State

7402-154-9
DECEMBER 14, 2022

NORTHWEST REGISTERED AGENT SERVICE, INC.
2501 CHATHAM RD, SUITE N
SPRINGFIELD, IL 62704

RE MOST LIVABLE CITY ASSOCIATION

DEAR SIR OR MADAM:

ENCLOSED YOU WILL FIND THE ARTICLES OF INCORPORATION OF THE ABOVE NAMED CORPORATION. THE CORPORATION IS REQUIRED TO FILE AN ANNUAL REPORT EACH YEAR. BLANK FORMS WILL BE MAILED BY THIS OFFICE TO THE REGISTERED AGENT AS SHOWN BY OUR FILES APPROXIMATELY 60 DAYS PRIOR TO ITS ANNIVERSARY MONTH. (ORIGINAL DATE OF INCORPORATION).

THE REQUIRED FEE OF $50.00 IN THIS CONNECTION HAS BEEN RECEIVED AND PLACED TO YOUR CREDIT.

CERTAIN NOT FOR PROFIT CORPORATIONS ORGANIZED AS A CHARITABLE CORPORATION ARE REQUIRED TO REGISTER WITH THE OFFICE OF THE ATTORNEY GENERAL. UPON RECEIPT OF THE ENCLOSED ARTICLES OF INCORPORATION, YOU MUST CONTACT THE CHARITABLE TRUST DIVISION, OFFICE OF THE ATTORNEY GENERAL, 100 W. RANDOLPH, 11TH FLOOR, CHICAGO, ILLINOIS 60601 TELEPHONE (312) 814-2595.

THE ISSUANCE OF THE ARTICLES OF INCORPORATION DOES NOT ENTITLE THE CORPORATION TO A PROPERTY TAX EXEMPTION. YOU MUST APPLY FOR THAT EXEMPTION THROUGH THE BOARD OF REVIEW IN THE COUNTY WHERE THE REAL ESTATE IS LOCATED.

SINCERELY,

JESSE WHITE
SECRETARY OF STATE
DEPARTMENT OF BUSINESS SERVICES
CORPORATION DIVISION
TELEPHONE (217) 782-6961

Reset

FORM **NFP 102.10** (rev. Dec. 2003)
ARTICLES OF INCORPORATION
General Not For Profit Corporation Act

Secretary of State
Department of Business Services
501 S. Second St., Rm. 350
Springfield, IL 62756
217-782-8522
ilsos.gov

FILED
DEC 14 2022
JESSE WHITE
SECRETARY OF STATE

FILE #: 74021549
MAP
FEE: $50.00
INTENT: 060
COUNTY: 084

Remit payment in the form of a



's

CD0446145

_____ File #_____ **Filing Fee: $50** Approved: _____

———— Submit in duplicate ———— Type or print clearly in black ink ———— Do not write above this line ————

Article 1.
Corporate Name: Most Livable City Association

Article 2.
Name and Address of Registered Agent and Registered Office in Illinois:

Registered Agent: Northwest Registered Agent Service, Inc.
First Name Middle Name Last Name

Registered Office: 2501 Chatham Rd, Suite N
Number Street Suite # (P.O. Box alone is unacceptable)

Springfield IL 62704 Sangamon
City ZIP Code County

Article 3.
The first Board of Directors shall be four in number, their Names and Addresses being as follows.
Not less than three

Director Name	Street Address	City	State	ZIP Code
David DeCarlo, 2501 Chatham Rd, Suite N, Springfield, IL 62704				
Lauren McFarlane, 2501 Chatham Rd, Suite N, Springfield, IL 62704				
Kenneth Proskie, 2501 Chatham Rd, Suite N, Springfield, IL 62704				
Marie Schirmang, 2501 Chatham Rd, Suite N, Springfield, IL 62704				

Article 4.
Purpose(s) for which the Corporation is organized:
This Corporation is formed as a civic organization for the purpose of promoting social welfare within the meaning of Section 501(c)(4) of the United States Internal Revenue Code, as now or hereafter amended, including, but not limited to for the purpose of advancing the livability of communities in and around the City of Evanston, Illinois while advocating for equity and accountability in the development and administration of government policies and programs. This Corporation is not organized for profit, and no part of net earnings of this Corporation shall inure to the benefit of, or be distrubutable to, its Board of Directors, officers, or other private persons, except that this Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in this Article.

(continued on back)

Printed by authority of the State of Illinois. October 2021 - 1 - C 157.18

JA
PJK

Attachment to Form NFP 102.10 Articles of Incorporation of Most Livable City Association

Article 5. Other Provisions

A. This Corporation shall not participate or intervene in any political campaign on behalf of or in opposition to any candidate for public office to an extent that would disqualify it from tax exemption under Section 501(c)(4) of the United States Internal Revenue Code (or the corresponding provision of any future United States revenue act).

B. In the event of the dissolution of this Corporation, all of its remaining assets and property of every nature and description after the payment of all liabilities and obligations of this Corporation, but not including assets held by this Corporation upon condition requiring return, transfer, or conveyance, which condition occurs by reason of this dissolution, shall be paid over and transferred to one or more corporations, societies, or organizations which engage in activities substantially similar to those of this Corporation and which are then qualified for exemption from federal income taxes as organizations described in either Section 501(c)(3) or Section 501(0(4) of the United States Internal Revenue Code (or the corresponding provision of any future United States revenue act).

Article 5.
Other provisions (**For more space, attach additional sheets of this size.**): See attachment.

Article 6.
Is this Corporation a Condominium Association as established under the Condominium Property Act? (check one)
☐ Yes ☒ No

Is this Corporation a Cooperative Housing Corporation as defined in Section 216 of the Internal Revenue Code of 1954? (check one)
☐ Yes ☒ No

Is this Corporation a Homeowner's Association, which administers a common-interest community as defined in subsection (c) of Section 9-102 of the code of Civil Procedure? (check one)
☐ Yes ☒ No

Article 7.
Names & Addresses of Incorporators
The undersigned incorporator(s) hereby declare(s), under penalties of perjury, that the statements made in the foregoing Articles of Incorporation are true.

Dated December 14, 2022
Month Day Year

Signatures and Names	Post Office Address
1. [signature] Signature	1. 2501 Chatham Rd, Suite N Street
David DeCarlo Name (print)	Springfield, IL 62704 City, State, ZIP
2. _____ Signature	2. _____ Street
_____ Name (print)	_____ City, State, ZIP
3. _____ Signature	3. _____ Street
_____ Name (print)	_____ City, State, ZIP

Signatures must be in BLACK INK on the original document.
Carbon copies, photocopies or rubber stamped signatures may only be used on the duplicate copy.

- If a corporation acts as incorporator, the name of the corporation and the state of incorporation shall be shown and the execution shall be by a duly authorized corporate officer. Please print name and title beneath the officer's signature.
- The registered agent cannot be the corporation itself.
- The registered agent may be an individual, resident in Illinois, or a domestic or foreign corporation, authorized to act as a registered agent.
- The registered office may be, but need not be, the same as its principal office.
- A corporation that is to function as a club, as defined in Section 1-3.24 of the "Liquor Control Act" of 1934, must insert in its purpose clause a statement that **it will comply with the state and local laws and ordinances relating to alcoholic liquors**.

Return to:

Northwest Registered Agent Service, Inc. Firm Name	David DeCarlo Attention
2501 Chatham Rd, Suite N Mailing address	Springfield, IL 62704 City, State, ZIP

Current Board Members of the Most Livable City Association

Parielle Davis
2660 Bryant Avenue
Evanston, IL 60201

David DeCarlo
1404 Lincoln Street
Evanston, IL 60201

Laurie McFarlane
2720 Eastwood Avenue
Evanston, IL 60201

Kenneth Proskie
1323 Chancellor Street
Evanston, IL 60201

Marie Schirmang
2532 Jackson Avenue
Evanston, IL 60201

SHAPIRO & ASSOCIATES LAW

618 Academy Drive, Unit B | Northbrook, IL 60062

July 13, 2023

Via Email

Meagan Jones
Neighborhood and Land Use Planner
Morton Civic Center
City of Evanston
2100 Ridge Avenue
Evanston, IL 60201
mmjones@cityofevanston.org

Re: 1501 Central Street (Ryan Field)

Dear Ms. Jones:

Thank you for your response to Ms. McFarlane's letter seeking a meeting with the City of Evanston Planning staff regarding Northwestern's applications for a planned development to rebuild its stadium and for a zoning change to hold concerts and other commercial entertainment events at its Central Street athletic campus. I appreciate the staff's hard work in this matter, as I am sure there is a lot of coordination and review that is yet required.

As you know, I represent the Most Livable City Association (MLCA), which has been channeling the Evanston community's response to Northwestern's applications. The proposed $800 million reconstruction and rebuilding of Ryan Field is no doubt an enormous project that will have implications throughout the City and beyond, including but not limited to traffic, light, sound, property values and financial impacts. As would be expected with such an enormous project, many of those impacts remain to be addressed. Accordingly, given the level of preparation needed and the magnitude of the project, MLCA cannot possibly make its presentation within the ten minutes referred to in the Land Use Commission rules. We would ask for 30 minutes, not including time for cross examination, if necessary. Indeed, the LUC rules are unclear if cross examination is permitted and if so by whom, of whom, at what point, and for how long.

I am also concerned about the idea that Northwestern's applications are complete and therefore the Land Use Commission must take up those applications by early August. As you know, section 6-3-6-8(C) of the City's code provides that the public hearing on a planned development application "shall be held not less than fifteen (15) calendar days and no more than sixty (60) calendar days from the date of receipt of the complete application, subject to agenda availability of the Land Use Commission." Accordingly, the 60-day deadline for holding a public hearing does not begin until the planned development application is complete. Currently, the application is not complete for the following reasons.

info@shapiroassociateslaw.com | Phone 312.763.9640 | Fax 312.763.9641

Northwestern has not submitted a complete traffic study. Evanston's zoning ordinance requires that the applicant submit a "proposed traffic circulation pattern" and a "traffic circulation study." On June 12, 2023, Evanston staff requested that Northwestern update its traffic study to include "an event staging plan that includes how large equipment and staffing trucks will access and circulate through the community, site, and loading area" and instructed that "[t]ruck traffic should be included in the overall traffic management plan." Staff also requested that Northwestern provide the Event Management Transportation Plan referred to in the traffic study because the initial submission did not provide one. Northwestern's June 27, 2023, response stated that it had not completed those requested plans. For instance, it said:

- "The traffic management plan (TMP) **will include** details…."
- "The TMP **will identify** access routes" for truck traffic.
- The TMP "**will identify**" potential staging areas and timing for the trucks.
- "A comprehensive TMP **will be provided** for the Northwestern University Central Street Campus and the surrounding vicinity…."
- "**[An] outline** of the TMP contents **will be available** prior to the Land Use Commission meeting…."
- Alternative locations to the Canal Shores Golf Course for parking "**will be incorporated** into the TMP."
- NU has "engaged with Metra, CTA, and Pace Bus…." but cannot confirm any aspect of its hopes for any of those entities.

In addition, despite Evanston staff and residents' requests, the applicant has still not fully addressed issues of noise pollution. Northwestern has failed to update the sound study/maps to show the entirety of the sound impacts from concerts as staff requested, nor has it yet provided the data and assumptions that one of its consultants, Henderson Engineers, used and developed, despite its promise to do so. As another example, despite staff's request, Northwestern has not provided information about its plans to continuously pump groundwater out of the area around the stadium, nor responded to Councilmember Revelle's request that Northwestern submit a study of the environmental impact of such pumping. Northwestern has yet to fully detail the expected environmental, social, and economic effects of the development, and mitigate or satisfactorily control and manage any potential adverse impacts of the development on the environment, both of which are required by the standards for planned developments. Given all the above, Northwestern's planned development application remains incomplete.

Should staff feel Northwestern's application is somehow complete, we would like to ask that our request for a continuance be considered at this time rather than the day of the hearing, as waiting until then does not seem to make sense nor is it in accord with due process. It seems to me that care should be given to avoid what occurred in *BCH1555 v. City of Evanston et al.*, 2023 CH 01325, where the LUC did not grant the plaintiff a continuance, and the court determined that the LUC had to grant a continuance to opponents of a zoning application. In this case, the staff report has revealed remaining inadequacies with the application and additional information that has not yet been submitted to the staff's satisfaction. Having all the information necessary to

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evaluate Northwestern's applications well in advance of the hearing would benefit both staff and the public and would be appropriate to be able to properly move forward. For that additional reason alone a continuance of the anticipated August 9, 2023, LUC hearing would be in order.

Notwithstanding the incompleteness of the application, MLCA would welcome the opportunity to meet with both Northwestern and City representatives to discuss whether our differences can be resolved, if not narrowed with a goal of having a new stadium that can benefit both the University and the City's residents.

Very truly yours,
SHAPIRO & ASSOCIATES LAW

By _____
Dan Shapiro

cc: Lauren McFarlane Davies
David DeCarlo

info@shapiroassociateslaw.com | Phone 312.763.9640 | Fax 312.763.9641

SHAPIRO & ASSOCIATES LAW

618 Academy Drive, Unit B | Northbrook, IL 60062

June 5, 2023

Via Email

Melissa Klotz
Zoning Administrator
Morton Civic Center
City of Evanston
2100 Ridge Ave. | Evanston, IL 60201

Re: Proposed Text Amendment for Ryan Field

Melissa:

My office represents the Most Livable City Association (MLCA) in reference to its concerns regarding Northwestern University's pending zoning applications for Ryan Field. The purpose of this email is to not only address some of our concerns about the proposed text amendment application (the "Application") but to also seek guidance as to staff's intended role in processing and reviewing the same. As it relates to the proposed text amendment, will staff provide a critical review, proposed revised language, or seek clarity from the applicant, or will it otherwise take on a less active role and merely advance the Application towards a public hearing? We hope it is the former since I do not think that the proposed amendment is in a form that the City of Evanston (the "City") can act on. That said, below find a discussion about some of my client's concerns relative to the text amendment as it is currently drafted.

The petitioner's proposed text amendment and supplementary narrative suggests that it "is necessary … and consistent with stadium projects across the country." Remarkably, there is not a single other text amendment from another community which the application references in support of its claim. As part of its reasoning to amend the text of Section 6-15-7-2, Northwestern states that it is unclear regarding what types of events are allowed. Yet, the Application itself suffers from the same problem and its efforts to seek clarification only creates more uncertainty. It is our hope that the City staff will require Northwestern to draft more direct and exact language so that a proper and meaningful evaluation is possible. Many ambiguities exist in the petitioner's proposed text amendment. The following clause in the petitioner's amendment illustrates this point:

> Indoor and outdoor lectures, speakers, non-musical festivals, social events and other community or cultural events, and musical performances in conjunction or associated with the foregoing, hosted by the University or City and designed for the local community, provided that attendance is limited to seven thousand five hundred (7,500) persons or less and no more than 60 days of such programming shall be offered outdoors in a given year. Such events shall not include any outdoor plaza rentals to organizations not affiliated with the University or City, all of which shall require approval by the City's Special Events Committee

The proposed text amendment leaves the unanswered question of what "designed for the local community" means. There are no definitions nor criteria. Additionally, how will attendance be

limited or monitored? Considering the outdoor events, how will it be possible to have 60 outdoor events between May and October along with proposed events such as football games? Similarly, the list of uses confusingly identifies both "non-musical festivals" and "musical performances." The phase "in conjunction or associated with the foregoing" appears to qualify the uses/activities but the "foregoing" appears to reference the preceding list of uses, which includes parking lot, playground, and fieldhouse. It remains unclear how a non-musical festival can be held in "conjunction or associated with" a parking lot or playground. Does that mean that outdoor plaza rentals to groups not affiliated with the City or Northwestern University are not counted in the 60 outdoor events or that such private rentals are not subject to any restrictions on the intended audience or size? Or that they are counted in the 60 outdoor events and do have a size restriction (which is 10,000 or 7,500?), but must also get approval from the Special Events Committee? Furthermore, some of the permitted uses would be considered accessory uses, not principal/permitted uses. For instance, neither the City nor the neighbors would be favorably inclined to allow a commercial parking lot operated on the site as a separate principal use.

The Application also discusses musical performances "intended for the University community" provided that the attendance is limited to 10,000 persons or less. While the attendance is limited, there is nothing in the text amendment limiting the number of such musical events. Moreover, the wording that suggests that these events would be intended for the University community is vague and lacks any definition. How is the intent determined and what is the University community? Moreover, how would such be enforceable?

Regarding "public facing concerts," there again appears to be several aspects of the proposed language that are vague or lack clarity. For example, to the extent a coordinated transportation management plan has been offered as a condition for the public facing concerts, it is impossible to understand and appreciate the impact of the public facing concerts without knowing what such a plan is. Nor is there any reference to any standards by which it would be approved or even reviewed. In addition, it is unclear what a "reasonable provision for multi modal traffic devices" means or includes. Moreover, Northwestern's statement that it will "explore coordinating with Metra and CTA to arrange rides to/from the concert without purchasing a separate ticket" is speculative at this point. To be clear, there are no provisions for multi modal traffic devices, transportation management plans, nor coordinated plans with Metra and the CTA accompanying Northwestern's applications. Until there are, neither staff nor the public can adequately evaluate the application.

MLCA requests that staff insist that any proposed text amendment regarding Ryan Field be drafted and presented in a way that is clear and unambiguous such that an average resident can understand it. In its current form, it is anything but. MLCA urges City staff to require that the petitioner put the text amendment into a form that is up to state-of-the-art development control regulation form and take a critical eye to the proposed text amendment as currently drafted.

Very truly yours,
SHAPIRO & ASSOCIATES LAW



By _____
Dan Shapiro

cc: David DeCarlo; Lauren McFarlane; Kenneth G Proskie; Parielle Davis

info@shapiroassociateslaw.com | Phone 312.763.9640 | Fax 312.763.9641

camiros

consultants in planning, zoning, economic development, urban design & landscape architecture

TESTIMONY REPORT: PROPOSED RYAN FIELD REDEVELOPMENT
SUBJECT: LAND USE, ZONING AND NEIGHBORHOOD IMPACTS

BACKGROUND AND EXPERIENCE

This report was prepared by William James, Principal Consultant, Camiros, Ltd. Mr. James has been an urban planning consultant for over 35 years and has practiced widely in the areas of neighborhood planning, comprehensive planning, urban redevelopment, economic development and development master planning. This broad range of experience qualifies him to provide an opinion on the proposed Ryan Field redevelopment.

SUMMARY OF CURRICULUM VITAE

Mr. James received a Bachelor of Landscape Architecture from Louisiana State University in 1978 and immediately embarked on a career in urban planning and urban design. He received accreditation as a certified planner from the American Institute of Certified Planners in 1984. He was promoted to Principal Consultant with Camiros, Ltd. in 1993. Mr. James and partner Arista Strungys acquired ownership of Camiros, Ltd. in 2014.

Mr. James has practiced widely in the field of urban planning/urban design. He has prepared comprehensive plans for over ten communities and prepared new/updated zoning ordinances for twelve communities. He has prepared numerous neighborhood plans, including five Choice Neighborhoods plans as part of HUD's Choice Neighborhoods Initiative. He has developed expertise in affordable housing development and feasibility. Mr. James is also an expert in tax-increment financing and has completed many TIF projects. Mr. James has also prepared several transit-oriented development plans. Among Mr. James' notable projects are: 1) The Consensus Reuse Plan for the Glenview Naval Air Station, Glenview, IL; 2) Zoning Ordinance Rewrite for Salt Lake City, Utah; 3) Mill Creek Choice Neighborhoods Plan, Huntsville, AL; 4) Junction Choice Neighborhoods Plan, Toledo, OH.; and 5) Joliet Downtown Strategic Plan.

FAMILIARITY WITH THE CITY OF EVANSTON

Mr. James is very familiar with the Evanston community. He is 30-year resident of Evanston and has also completed several planning and development projects. Most recently, Mr. James assisted the Housing Authority of Cook County in the planning and development approval of The Emerson, a 17-story mixed-income residential building proposed for the corner of Sherman Avenue and Emerson Street. Mr. James prepared the planned development application for this project and led the applicant's approval team. Mr. James has also built 23 new homes in Evanston, occasionally receiving variances and Historic Commission approvals for these projects.

MATERIALS REVIEWED

The materials reviewed included: 1) petitioner's planned development application; 2) petitioner's application for a text amendment; 3) the studies and reports prepared on behalf of the petitioner addressing traffic, parking, noise, and economic benefit; 4) the Evanston Comprehensive Plan; 5) the Evanston Zoning Ordinance; the Central Street Corridor Plan; and various other relevant documents.

SCOPE OF ANALYSIS AND TESTIMONY

The scope of analysis performed and testimony addressed is outlined below:

I. Project Assessment; defining the project and relationship to the neighborhood.
II. Evanston Planning Policy; comparing the project to current Evanston planning policies.
III. Land Use and Zoning; discussion of the text amendment as it relates to land use & zoning.
IV. Site Development; discussion of the planned development and proposed development.
V. Summary of Impacts; discussion of impacts and diminishment of residential environment.

I. PROJECT ASSESSMENT

A. Purpose and Scope of Project Assessment

The purpose and scope of the Project Assessment section is to synthesize the proposed text amendment and planned development application materials to provide a holistic description of the proposed project and its relationship with the surrounding neighborhood. This Project Assessment section provides a general overview of the proposed project, with more detailed discussion contained in other sections. The Project Assessment will address:

1. The proposed fundamental change in the use of the facility, i.e. the Northwestern University athletic complex between Central Street in Evanston and Isabella Street in Wilmette (NU athletic complex).
2. The size and scale of the development.
3. The historic function of the NU athletic complex and its relationship with the residential neighborhood.
4. The degree of change between the use and operation of the current facility and the proposed redevelopment.
5. The proposed fundamental change in the use of the facility that the text amendment would facilitate.

B. The proposed fundamental change in the use of the facility

The proposed development and the change/intensification of use involves:

1. Physical changes to the NU athletic complex. The most significant physical change to the NU athletic complex is the demolition and redesign/rebuilding/repositioning of Ryan Field.
2. A change in the use of the facility. The use of the facility will change from predominantly university/student activities to predominantly commercial entertainment activities, which represents a deep and fundamental change should this text amendment be approved.
3. A major intensification of onsite activity. The proposed text amendment will permit many more non-university related events, which represents a major intensification of use on the site. Both the change in use and the intensification of onsite activities would be facilitated by the proposed text amendment. The proposed text amendment is flawed and is discussed in Section III, Land Use and Zoning.

C. Historical Function of Athletics Complex and Relationship to the Neighborhood

The historical relationship between Northwestern University and the City of Evanston is important. Over the years, Northwestern University and the City of Evanston have found common ground on the use of the athletic complex. Proposals to change the use of the athletic complex must be viewed within the context of this historical relationship. The agreements reached between Northwestern University and the City of Evanston form the basis for the expectations of the residents of the surrounding neighborhood regarding the use and function of the athletic complex.

1. In the early years of Northwestern University's existence, athletic events were held on NU's main campus.
2. As collegiate athletic events became more popular, larger facilities were needed.
3. NU purchased land for the current athletic complex as an auxiliary facility to its main campus and completed construction of Dyche Stadium in 1926. McGaw Hall, the predecessor of Welsh-Ryan Arena, was opened in 1952. Other athletic facilities were built on the site in subsequent years.
4. The area surrounding the NU athletic complex has historically been a residential neighborhood. The area south of Isabella Street was incorporated into the City of Evanston. The area north of Isabella Street was incorporated into the Village of Wilmette.
5. Since its inception as a collegiate athletics complex, the facility has been used almost exclusively for collegiate athletics events and the occasional local school commencement ceremony.
6. The activities held at the athletics complex had little relationship or synergy with the surrounding residential neighborhood. In many respects, the athletic events represented a nuisance to the residents of the area due to the traffic congestion, large crowds, parking by attendees in the neighborhood, noise, and other impacts.
7. The prospect of using Dyche Stadium for commercial events was raised in 1970. For example, the Chicago Bears played their first game of the 1970 season in Dyche Stadium. Community reaction to the use of the stadium for professional sports events was highly negative, which can be viewed as setting a precedent for hosting commercial events on the site. However, during the 1970's, the City of Evanston defended its zoning regulations against a lawsuit by Northwestern University, resulting in a ruling by the Illinois Supreme Court confirming the City's right to protect citizens from such commercial events. Northwestern University v. City of Evanston 74 Ill. 2d 80 (1978).
8. Consistent with its function as a collegiate athletic facility, alcohol is not served at Ryan Field. NU is one of six Big Ten universities that do not serve alcohol at football games. Serving alcohol at concerts and other events would further change the character of the area.

D. Size and Scale of the Development

The size and scale of buildings and development within the NU athletic complex will be significantly increased. Most of the increase in size and scale is attributable to the redevelopment of Ryan Field.

1. The building mass of Ryan Field will be significantly increased, as shown in the applicant's renderings in the Planned Development application.
2. The average height of the proposed stadium will be much taller than the existing stadium.
3. Other new buildings within the athletic complex are proposed for the future.
4. Published costs estimates of the facility are in the range of $800M, making it the largest single development in the history of Evanston. This reinforces the point that the proposed development is very large yet located within a residential area.

II. PROJECT'S RELATIONSHIP TO EXISTNG PLANNING POLICIES

This section presents a review of the City of Evanston's relevant existing planning documents, the policies expressed within these documents, and the proposed development's relationship to these policies. My finding from this review is that the proposal is inconsistent with the stated policies of these documents.

A. Evanston Comprehensive Plan

1. The Vision Statement provides overarching guidance and emphasizes allowing growth while enhancing Evanston's special character as described in the Comprehensive Plan.
1. The "Neighborhoods" section of the Plan contains this core objective: ***Maintain the appealing character of Evanston's neighborhoods while guiding their change.*** The proposal will diminish the appeal of this neighborhood and specifically the quality of the residential environment.
2. One of the policies/actions of the "Neighborhoods" section states: ***Preserve neighborhood character while supporting redevelopment efforts that add to neighborhood desirability.*** Only redevelopment that adds to the desirability of the neighborhood should be endorsed. This project will not add to the desirability of the neighborhood as a place to live.
3. If the quality, character and appeal of Evanston's neighborhoods are diminished by redevelopment projects, Evanston will cease to possess the "special character" that is central to the Plan's Vision Statement.
4. Map 2 of the Plan, <u>General Areas of Future Redevelopment, Revitalization, and Land Use Modification</u>, does not identify the NU athletic complex as an area of redevelopment or land use change.
5. Within the "Institutional" section of the Plan is this policy: ***As a goal, Evanston should support the growth and evolution of institutions so long as the growth does not have an adverse impact upon the residentially-zoned adjacent***

neighborhood. This is a clear statement of guidance for addressing initiatives of institutions that would have an adverse impact on the adjacent neighborhood. This proposal will have an adverse impact on the neighborhood. None of the material presented by NU disputes this. Ample evidence of impacts is provided by supporting reports conducted by experts.

6. The Comprehensive Plan recognizes the NU athletic complex solely as a site for collegiate athletics, not as a commercial entertainment venue. In fact, when it comes to proposed land use changes by institutions like Northwestern University, the Comprehensive Plan states that ***enforcing the standards of the City's Zoning Ordinance is essential if proposed changes would disrupt the residential character and environment of surrounding neighborhoods***. Special overlay districts for the hospitals or special zoning districts for university uses are the primary mechanisms for assessing and regulating such change and are fundamental to protecting existing neighborhood character.

B. The Central Street Corridor Plan.

1. This plan for Central Street was prepared in the summer of 2007 with a stated planning horizon of 5-10 years. The Master Plan provides a vision for the enhancement of Central Street and is based on the community's desire for higher-quality development and streetscape improvements that maintain the area's "European Village," "small town" character.
2. The plan proposes some additional commercial uses along Central Street, including parking uses on the NU site. None of the proposed commercial uses were proposed for residentially zoned land, but were infill development on parking lots that front Central Street, including NU's parking lot.
3. The proposed commercial uses appear to serve primarily the surrounding neighborhood, given the infrequency of large collegiate athletic events.

C. The Evanston Zoning Ordinance

a. The U-2 District is confined to NU's existing property, implying no geographical expansion.

b. The U-2 District is quite restrictive in terms of control over "temporary" uses, which are non-university special events.

c. The U-2 District requires that non-university performances and events are regulated as temporary uses with individual review and approval by the City of Evanston. The U-2 District was not designed to regulate commercial performances and entertainment events allowed as of right.

d. Evanston approved a text amendment to the U-2 District that expanded the number of temporary uses allowed on the site. The text amendment had an automatic sunset clause, which the City declined to extend.

III. LAND USE AND ZONING

This section examines land use relationships between the athletic complex and the surrounding neighborhood as well as the regulation of use of the facility within the proposed text amendment.

A. The proposed land use is not consistent with the historical use of the athletic complex.

1. The NU athletic complex has historically functioned to facilitate university athletic events.
2. The historical use of the complex helped educate and develop student athletes, and thus was part of NU's educational mission.
3. The proposed development will allow for unlimited non-university events, representing a fundamental change in the property's use. The implications of this change are:
    a. It appears that the primary purpose behind the proposed development is to host events in which university students are not the primary performers.
    b. Events in which NU students are not the primary performers are commercial in nature and cease to be university-related.
    c. Investing $800M in a new stadium is not required to host NU football games, providing further evidence that the intent of the proposal is to host non-university/commercial entertainment events.
    d. The intent of the design of the new stadium is to make it more attractive for commercial entertainment events.
4. The intensification of use and activity at the complex is vastly higher than that of the current complex. With the uses and intensification allowed in the text amendment, the NU athletic complex will become a commercial entertainment facility that is incompatible with the surrounding neighborhood and inconsistent with existing Evanston planning policy.
    a. NU proposes a variety of commercial events, including 10 concerts of up to 35,000 attendees, an unlimited number of events "intended for the University community" for up to 10,000 attendees, and an unlimited number of other events for up to 7,500 attendees, 60 of which may be held outdoors each year. Based on information provided by NU, total attendance at collegiate athletic events at the complex was 263,135 in 2022.
    b. Based on a projection of attendance allowed by the proposed text amendment, Camiros projects total attendance for the NU athletic complex post redevelopment at approximately 1.45 million, a 5.5-fold increase. Exhibit A of this report presents the methodology used to arrive at this figure.
    c. The NU athletic complex would become a regional attraction. However, existing infrastructure of roads and parking is insufficient to handle this type of regional attraction. In addition, a residential neighborhood is an inappropriate location. For reference, other notable performance venues/visitor attractions had the following 2022 annual attendance:

i. Lollapalooza – 400,000 (weekend event)
ii. Museum of Science and Industry – 1,500,000
iii. Navy Pier – 9,000,000

B. The proposal is inconsistent with the pattern of existing land use and zoning.

1. The pattern of existing land use and zoning is not suitable for the introduction of a major commercial entertainment complex.
2. Exhibit B, Existing Land Use Map, shows the pattern of existing land use in the surrounding area. Exhibit C, Land Use Composition, identifies the proportion of existing uses within the Study Area, which is the area in Evanston to be most affected by the proposal. The findings of this assessment include:
    a. The Study Area contains a mix of land uses, which is typical of Evanston neighborhoods.
    b. Single family residential is the largest individual use in the Study Area (39.6%).
    c. Single family residential use abuts the NU athletic complex on four sides, including to the north of Isabella Street in Wilmette.
    d. Multi-family residential and townhouse residential account for an additional 9.1% of the Study Area's land use.
    e. The impacts of the proposed project will affect both single family and multi-family residents.
    f. Total residential use within the Study Area approaches 50% (48.7%).
    g. The NU athletic complex is situated in the middle of the predominantly residential neighborhood.
3. Existing zoning reinforces the pattern of existing land use.
    a. Residential zoning abuts nearly all of the NU athletic complex, except for two small areas of O1 Office District.
    b. The B1-a Commercial District located east of Green Bay Road is part of the larger Central Street business district to the west.
    c. The B1-a Commercial District does not extend eastward to the Northwestern University athletic complex.
    d. The commercial uses on the west side of Green Bay Road appear to be noticeably stronger than those on the east side.
    e. The Union Pacific railroad tracks tend to reduce visibility to the eastern portion of the business district, which may account for its lower level of business activity.
4. **The only locational attribute in favor of the proposed development is the presence of the existing NU athletic complex**.

C. The existing U2 zoning district is not suitable as the basis of the text amendment for regulating use and development of this proposal. A few of the inconsistencies between the existing U2 District and the proposal are noted below.

1. The existing U2 District was formulated to regulate university events, not commercial entertainment events.
2. The purpose statement of the existing U2 District emphasizes compatibility with the surrounding residential neighborhood.
3. The existing U2 District considers non-university events as "temporary events" and require City Council approval. City of Evanston review and control over non-university events would be removed in the proposed text amendment.
4. The intent of the U2 District is to regulate university athletic events and to allow non-university events with specific permission by the City of Evanston. The limited nature of the U2 District may account for the lack of precision in the regulating language of the existing district regulations. Some of the vagueness and ambiguity of the existing U2 District regulations include:
    a. "Stadium" is listed as a permitted use when it is actually a building/structure.
    b. The activities that occur at the building/structure should define the land use, not the structure itself.
    c. Treating all the activities that could occur within the stadium alike is not sound land use regulation.
    d. University athletic events are a far different use than commercial entertainment events. Commercial entertainment events attract a different group of attendees and typically occur at different times than university-related events. The conduct of the attendees within public spaces can also be far different than the attendees of university-related events.
    e. The intensity of the use is part of what defines the use. Camiros' interpretation of the proposed text amendment in terms of intensity of use (frequency of events) suggests 1.45 M annual attendees of the proposed facility. A program of activities that attracts 1.45 M attendees per year is far different than one that attracts 263,135 attendees per year.
5. The current U2 District restricts temporary events to "community and cultural events of a nonprofit nature intended primarily for residents of the City." These would be targeted to Evanston residents and would not draw attendance from the region as a whole, per the proposed project. The proposed text amendment eliminates the requirement that events at the U2 District be intended for the university and the Evanston community.
6. Currently in the U-2 District, up to seven temporary events for up to 10,000 attendees may be held each year. The proposed text amendment drastically expands attendance limits to:
    a. 10 large-scale "public-facing concert" events of up to 35,000 attendees.

b. An unlimited number of events "intended for the University community" with attendance up to 10,000.

D. An unlimited number of other events (not clearly defined) with attendance of up to 7,500.

E. The proposed text amendment provides inadequate regulation and control over the use of the new stadium.

The proposed text amendment, in Camiros' opinion, allows for a massive increase in commercial/non-university events and does not provide for adequate control over the use. Many aspects of the text amendment would need to be changed to make the regulations clear and unambiguous. A few of these are discussed below.

1. The text amendment is written specifically for the Ryan Field redevelopment, but no mention of "Ryan Field" is made in the text amendment. Thus, the regulations would apply to the entire zoning lot. The events/use/activities allowed in the text amendment could occur anywhere on the athletic complex property.
2. City staff's review appears to focus exclusively on the Ryan Field redevelopment. However, for the City to apply any regulations specifically to Ryan Field, a separate zoning lot or recorded land division would be required. No such designation exists in the submitted documents.
3. Many terms in the existing U2 District and proposed text amendment are not defined, which creates ambiguity and diminishes the regulatory effectiveness. There are many instances of such ambiguities, including the following:
    a. The term "community or cultural events" is very ambiguous and too vague. Any type of entertainment event could be said to be "community or cultural" in nature. In the absence of a clear definition for the term, effective regulation is not possible.
    b. The following activities could be allowed as "community or cultural events":
        i. Firework displays.
        ii. Boxing/martial arts.
        iii. Dirt bike racing, which is an event hosted in the University of Utah football stadium.
        iv. Food festivals.
        v. Political rallies.
        vi. Religious events/revivals.
    c. "Public-facing concerts" is not defined and is not a common term that can be clearly interpreted without a definition.

F. The level of intensity allowed in the text amendment is far too high for its location in a residential area.

A fundamental component of the proposal is a massive increase in the number of events allowed, which relates to a dramatic increase in the intensity of use on the site. The City's Zoning Analysis report appears to interpret the existing U2 District regulations to allow this dramatic increase as of right. Camiros' opinion is that this dramatic increase in intensification represents a change in land use, as does the proposal to allow commercial entertainment events. Specific implications in the intensification of use include:

1. The level of intensity and frequency of events is inherent to defining the use. Increasing the number of attendees 5.5 times over current levels fundamentally changes the use.
2. Camiros disputes City staff's finding in the zoning analysis that the existing use and proposed use are the same. Although the zoning ordinance lists "stadium" as a use, and both the existing facility and proposed facility host events within a "stadium", the use of the proposed Ryan Field facility would be fundamentally different than the current facility by virtue of the types of events allowed and frequency of events.
3. Turning the NU athletic complex into a regional commercial entertainment venue would impact the surrounding area that would significantly diminish the quality of the residential environment.
4. Creating a regional commercial entertainment venue in this location has no basis in Evanston's comprehensive plan or other relevant planning documents.
5. Creating a commercial entertainment venue at the NU athletic complex is not related to NU's mission of higher education and neither a logical extension nor consistent with the historical use of the site as an athletic complex.

G. Ownership is not land use.

The distinction between land use and the entity owning the land must be clearly understood. The fact that an institution of higher learning (Northwestern University) owns the land on which the proposed development would be built and operated does not define the proposed land use. Given the proposed text amendment and the materials in the Planned Development application, the predominant use permitted of the facility would be for commercial entertainment events. Recognizing the distinction between ownership and land use, the following findings are offered:

1. Northwestern University's ownership of the facility has no bearing on the determination of land use.
2. A commercial entertainment use is the same use regardless of whether the facility is owned by a university/institution or by a private company.
3. On this basis, it would seem that Evanston would view this same proposal very differently if it were proposed by a private company. However, the operation of the facility could be controlled by a private company, resulting in the following consequences.
    i. NU could lease the new facility to a private entertainment/promotions company, who would stage all NU athletic events and host/promote the commercial entertainment events.

ii. NU and the private company could be party to a revenue-sharing agreement in which NU receives more revenue if more events are held.

iii. Under such an arrangement, the use of the facility would be clearly commercial in nature.

iv. Northwestern University is not in the business of promoting and managing concerts and other commercial entertainment events. It is very possible that Northwestern University would form a relationship with a private company to promote and operate the facility. The primary interest of the private company would be to maximize profits. Maximizing profits would likely conflict with limiting neighborhood impacts.

v. Neither the Planned Development application nor the text amendment would preclude the arrangement described above.

H. The Text Amendment does not meet the standards set forth in the Zoning Ordinance.

The proposal does not meet three of the four standards for amendments as set forth in the Zoning Ordinance, as discussed below.

The wisdom of amending the text of the Zoning Ordinance or the Zoning Map is a matter committed to the sound legislative discretion of the City Council and is not controlled by any one standard. In making their determination, however, the City Council should, in determining whether to adopt or deny, or to adopt some modification of the Land Use Commission's recommendation consider, among other factors, the following:

(A) Whether the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive General Plan, as adopted and amended from time to time by the City Council.

Camiros assessment: As discussed in Section II. Evanston Planning Policy, the proposal is inconsistent with several fundamental policies of the Comprehensive Plan.

(B) Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the subject property.

Camiros assessment: As discussed throughout this report, the proposal is not compatible with the character of the surrounding area and the petitioner's materials contain no documents that suggest the proposal is compatible.

(C) Whether the proposed amendment will have an adverse effect on the value of adjacent properties.

Camiros is not an expert in assessing property value impacts and relies on the reports of qualified experts as to whether the proposal meets this standard. However, a report conducted by Cohn Reznick found quantifiable likely negative impact on property values.

(D) The adequacy of public facilities and services.

Camiros assessment: Camiros interprets this standard to seek to determine whether the public facilities and services are adequate to serve the proposal. This standard is more applicable to map amendments (rezoning) than text amendments. However, in Camiros' opinion, the streets, traffic capacity and parking facilities are not adequate.

IV. SITE DEVELOPMENT

This section of the report discusses the suitability and compatibility of the proposed new buildings, parking and site improvements proposed for the athletic facility. The applicant's proposals for site development are contained largely in the Planned Development application. Camiros' assessment and findings are summarized below.

A. The proposed Ryan Field stadium will be substantially larger than the current stadium.

While the seating capacity of the proposed stadium will be reduced, and the maximum height of the proposed stadium will be lower, the overall mass of the proposed stadium will be substantially larger, as discussed below.

1. The typical height of the proposed stadium will be much taller than the current stadium.
    a. The existing stadium includes three tall components; 1) the press box; 2) the north tower; and 3) the south tower. These components are located on the west side of the stadium and are shown in the photo Exhibit E.
    b. The height of the existing press box is 139 feet.
    c. The height of the two towers is unknown, but are lower than the press box.
    d. The typical height of the existing stadium elsewhere is 48 feet, shown in Exhibit F.
2. The proposed stadium will have a consistent building height of 116 feet as shown in the sections and elevations within the Planned Development application. This height is more than twice the height of the 48' height of most sections of the existing stadium.
3. The overall effect of replacing the existing stadium with the proposed stadium will be a significant overall increase in building mass, which is out of scale with the surrounding existing single family and multi-family buildings.
4. The existing surrounding single family buildings are typically 2 to 2-1/2 stories in height and 35 feet in height.
5. The existing surrounding multi-family buildings are 3-1/2 stories and 35 to 40 feet in height.

B. The Planned Development documents focus on the redevelopment of the Ryan Field facility, although significant additional building/construction is proposed in addition to the new stadium. The implications of this additional development are discussed below.

1. A new softball building is proposed.
2. Underground parking is proposed north of the proposed stadium.
3. It is unclear if all of the proposed building/construction is proposed for approval in this application.
4. It is unclear if City staff has addressed all of the proposed building/construction shown on the Planned Development documents in its review.

C. [The Planned Development application requests a substantial site development allowance for parking.]

1. 4,364 minimum spaces are required for the principal uses on site.
    a. NU has only proposed 1,385 total spaces. 492 on-site in the U2 district and 893 in the parking lot across Ashland Avenue in the T1 district.

D. Assessment of Standards for a Special Use

It is Camiros' opinion that the proposal does not meet eight of the nine standards for Special Use as set forth in the Zoning Ordinance, as discussed below.

The Land Use Commission shall only recommend approval, approval with conditions, or disapproval of a special use based upon written findings of fact with regard to each of the standards set forth below and, where applicable, any special standards for specific uses set forth in the provisions of a specific zoning district:

(A) It is one of the special uses specifically listed in the zoning ordinance;

Camiros' assessment: While Planned Developments are a special use listed within the zoning ordinance, special uses are "contingent upon their meeting a set of specific standards and the weighing, in each case, of the public need and benefit against the local impact". In my opinion, the local impact of the proposed development far exceeds public need and benefit.

(B) It is in keeping with purposes and policies of the adopted comprehensive general plan and the zoning ordinance as amended from time to time;

Camiros' assessment: This standard has been addressed in various sections of this Report and the proposal is inconsistent with the stated policies in the Evanston Comprehensive Plan and the Evanston Zoning ordinance.

(C) It will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special uses of all types on the immediate neighborhood and the effect of the proposed type of special use upon the City as a whole;

Camiros' assessment: The cumulative effect of this special use on the immediate neighborhood is negative. The combined impacts of increased traffic, congestion, parking, residential property values and noise generation will

reduce the quality of life for local residents. No other special uses were identified in the immediate area that would produce negative effects. The effect of the proposed special use on the City as a whole was not addressed by Camiros, but was addressed by other experts on behalf of MLCA.

(D) It does not interfere with or diminish the value of property in the neighborhood;

Camiros' assessment: As noted by the Cohn Reznick report there is a quantifiable likely negative impact on property values.

(E) It can be adequately served by public facilities and services;

Camiros' assessment: The proposal aims to use local public transit services to transport attendees to and from the area, however, lacks adequate parking.

(F) It does not cause undue traffic congestion;

Camiros' assessment: Based on a review of the traffic study submitted as part of the petition, and the traffic study prepared on behalf of MLCA, it is my opinion that this proposal will cause significant traffic congestion in the immediate area.

(G) It preserves significant historical and architectural resources;

Camiros' assessment: The proposed development involves demolishing the existing stadium originally built in 1926, with later renovations made. I am unaware of the existing stadium being designated as a historic building. Regardless, the proposal does not preserve significant historical and architectural resources.

(H) It preserves significant natural and environmental features; and

Camiros' assessment: Camiros is not an expert in natural and environmental features and defers to others on this standard.

(I) It complies with all other applicable regulations of the district in which it is located and other applicable ordinances, except to the extent such regulations have been modified through the planned development process or the grant of a variation.

Camiros' assessment: The proposed development is non-compliant for 3 standards including landscaping buffer (6-15-7-7) and parking (6-16-2, 6-16-3-5 Table 16-B, Table 16-C, 571).

E. Assessment of Standards for the Planned Development.

It is Camiros' opinion that the proposal does not meet four of the five standards for Planned Developments as set forth in the Zoning Ordinance, as discussed below.

The Land Use Commission shall only recommend approval, approval with conditions, or disapproval of a planned development based upon written findings of fact with regard to each of the standards for special uses pursuant to Section 6-3-5-10 as well as the

following additional standards for planned developments, and including any special standards for specific uses set forth in the provisions of a specific zoning district.

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.*

   Camiros' assessment: This standard cites impact on the use and enjoyment of adjoining properties, as well as impact on property values. In my opinion, the proposal will have a significant negative impact on the use and enjoyment of the adjoining residential property. The area will take on a more commercial character and function that will diminish the appeal of the area as a place to live/reside due to a high level of non-residential activity produced by the proposed development. While I am not qualified to give a technical opinion on the impact on property values, I offer the following "common sense" test: *If approved, will the proposal make it more difficult to sell a home in the immediate area?* If the answer to this question is "yes", then there will be a negative impact on property values.

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

   Camiros' assessment: This standard has been addressed in various sections of this Report and it is clear that the proposal will not be compatible with the overall character of existing development in the immediate vicinity of the subject property.

3. *The development's 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.*

   Camiros' assessment: Camiros' interprets this to mean the entire circulation system to serve the facility. In Camiros' opinion, the circulation system is not designed to efficiently and smoothly facilitate the demand for ingress, egress and overall circulation produced by the large number of attendees to be generated along with the residents and businesses already existing in the surrounding area. Further, Northwestern's consultants state that the area will be subject to much greater amounts of semi-trailer truck traffic due to the equipment requirements for the staging of large concerts.

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

   Camiros' assessment: Camiros is not an expert in sustainability and defers to others on this standard.

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).*

   Camiros' assessment: It is Camiros' opinion that the proposal does not meet this standard. The applicant has submitted a document that quantifies the "economic benefits" to the Evanston community at large. "Public benefits" include a range of benefits beyond economic. Furthermore, this standard requires the public benefits accrue to the surrounding neighborhood. No documents submitted by the applicant demonstrate this and the assessments made in this Report suggest that significant impacts to the surrounding area will be produced rather than public benefits.

V. SUMMARY OF PROJECT IMPACTS

This section of the Report summarizes the impacts the proposed development will place on the surrounding neighborhood as evidenced by Camiros' observations and observations contained in other reports.

A. The proposed development will generate a series of impacts that will substantially degrade the quality of life in the surrounding residential area.

The proposed development will generate a series of impacts that will reduce the appeal of the residential property in the surrounding area. These impacts include: 1) noise levels inconsistent with a residential area as identified in the Arup report; 2) traffic and vehicular congestion inconsistent with a residential area; 3) parking impacts produced by attendees of the facility parking in the residential portion of the neighborhood as identified by the Proskie traffic rebuttal; and 4) large crowds of attendees visiting the neighborhood, primarily from outside Evanston, which is not typical or consistent with a residential area.

B. Overall Intensification of Activity.

As discussed in this Report, the proposal will result in an overall intensification of activity on the subject property and the surrounding area that will have the following long term implications:

1. The proposed development and use of the site will result in a massive increase in non-residential activity that will fundamentally change the character of the neighborhood.
2. The number of attendees at the new facility will be 5.5 times higher than the current facility.
3. Whereas the residents of the area must contend with university-related events at the current facility a few times a year, the new facility will be allowed to conduct both university-related and commercial entertainment events all the time.
4. The overall height of the proposed stadium will be substantially taller and dwarf the surrounding residential buildings, creating a visual character that is

decidedly non-residential. This increase in building mass represents visual intensification.

C. Parking Impacts.

Parking impacts will be addressed within the context of impacts on surrounding residents. Camiros is not an expert in parking, and will not testify on the technical aspect of parking, but rather, how the demand for parking generated by the proposed development will impact nearby residents. Camiros offers the following assessments:

1. The most significant impact on nearby residents will be the search for parking by attendees of events at the proposed facility within the surrounding residential areas. This currently occurs with existing athletic events and will also occur with the increased events being proposed. The dramatic intensification of activities on the site will create parking impacts not just a few times a year, but as an ongoing occurrence. It will become a standard part of life in the neighborhood.
2. It is assumed that attendees of events at the site will find parking somewhere. Whether that is in downtown Evanston or in satellite offsite parking lots is important to the City to ensure the smooth operation of the facility, but it is of little concern to nearby residents. What is of most concern to nearby residents is attendees constant traversing of the residential portions of the neighborhood by attendees looking for parking. This diminishes the residential character of the area and decreases its appeal as a place to live.
3. Currently, during football games, a portion of off-site parking occurs in surrounding neighborhoods, and traffic circulates in the neighborhood searching for a parking space. This current condition, as described by surrounding residents, provides the baseline condition for parking impacts.
4. The proposed development only provides 1,385 parking spaces out of the required 4,364 per ordinance. Clearly, the proposed development is significantly under parked and the proposal contains no clear plan for accommodating the parking demand generated.
5. Parking impacts will be much more frequent because there will be many more events. The “worst case scenario” may not be worse than the existing football games but there will be many more events in which local residents must contend with parking impacts on their streets.
6. The absence of a definitive traffic management and parking plan to accommodate parking demand means that more frequent parking impacts will occur in the surrounding residential areas.
7. The demand for parking in the neighborhood not only creates congestion on residential streets, but also adds to noise and air pollution, and occasionally may block access to driveways.
8. With attendees parking in front of residents’ homes, there is the potential for nuisance behavior by the attendees that impacts local residents. This situation

occurs to varying degrees at every concert venue. The serving of alcohol at concerts will exacerbate this situation. This will also diminish the appeal of the area as a place to live.

D. Traffic Impacts.

Similar to parking impacts, traffic impacts will be addressed within the context of how traffic generated by the proposed facility will impact nearby residents.

1. Existing traffic impacts on surrounding residents is significant and diminishes the quality of life for residents. The traffic produced during Saturday football games is just one example. Saturdays are days when most households run errands and make car trips for their weekend activities. Conducting these normal activities, which most households take for granted, becomes difficult for nearby residents of the stadium. Extra time is needed and residents often have to adjust their schedules in response to anticipated traffic.
2. The dramatic intensification of activities on the site means that the traffic impacts will occur with much more frequency. Instead of contending with stadium-related traffic on some Saturdays a year, residents will need to endure such impacts on an ongoing basis. This will produce a huge increase in traffic impacts to nearby residents.

E. Noise Impacts.

Significant increased noise impacts will be generated by the proposed facility. The petitioner's noise study seeks to quantify the noise levels from the largest of the additional events and compare such noise levels to existing football games. This assessment focuses on ten events per year but ignores the large number of smaller events that may produce lower levels of noise, noise levels that still impact surrounding residents.

It is difficult to define noise that is impactful to residents through acoustical measurements alone. The source of the noise and the proximity of the noise source to the nearby residents is important in considering what type of noise is offensive. It could be argued that noise from a concert at the stadium could be more offensive to residents than noise from a football game, or noise from a Metra commuter train. Noise from concert attendees' car stereos driving through the neighborhood looking for parking, or after the concert is over, could be most offensive to residents because it is being generated in front of their homes.

The generation of noise produced from new activities could come from multiple sources. Noise from trucks during the set-up and take-down of concert settings could easily produce offensive noise to residents. The generation of noise will not be controlled as a condition of project approval. In considering approval, the City will be relying on technical studies that may or may not include all sources of noise generation. If approved, and once the facility is in operation, it will be very difficult for the City to control noise.

At question is what level of noise is acceptable for Evanston's neighborhoods. Should the acceptable level of offsite noise generated in this neighborhood be different than in Evanston's other neighborhoods? The acoustical report prepared by Arup documents that ambient noise levels in the surrounding neighborhood are low and that noise produced by

the proposed facility would be much higher than the current ambient noise levels. The assessment of noise impacts, along with other impacts, leads to a finding that introducing a commercial entertainment facility into the middle of a residential neighborhood is bad planning policy.

F. Property Values.

An important potential impact is the potential decrease in the property values of surrounding residential property. Documenting in advance a potential decrease in the value of surrounding residential property at a technical level is difficult, although the Cohn Reznick Property Value Impact Study provides substantial evidence suggesting a negative impact flowing from large events at the U2 District. One can also apply a common-sense approach. Is the proposed facility and its operation likely to make selling a home in the surrounding neighborhood easier or harder? This question gets to the heart of how the proposed facility affects the neighborhood's appeal as a place to live. If the facility will increase the appeal of the neighborhood it will become easier to sell homes there and values will rise. If the facility will decrease the appeal of the neighborhood it will become more difficult to sell homes there and values will decline. The reasons why the facility would decrease the appeal of the neighborhood are represented in the many types of impacts the facility would generate. The reasons why the facility would increase the appeal of the neighborhood are not obvious, perhaps because there are none. Both documented impacts on comparable home values near a stadium music venue and common-sense suggest that there is a real potential for the facility to generate a negative impact on surrounding property values.

G. Economic Benefit.

The petitioner has submitted a technical study, prepared by Tripp Umbach, quantifying the community-wide economic benefits the proposed facility is projected to produce. MLCA has submitted a report prepared by its own expert refuting the degree of economic benefit.

Economic benefit in itself is not a justification for approving this development, which will fundamentally change the character and diminish the appeal of the neighborhood as a place to live. To approve this proposed development for the sake of economic benefit, recognizing the impacts it will place on the residential portion of the neighborhood, represents the sacrificing of this neighborhood for economic gain to the broader community. This is a very dangerous precedent and setting this precedent would put every Evanston neighborhood at risk for allowing diminished quality of life in exchange for economic benefit. The petitioner has not submitted a market study showing that the facility is needed within the market and has long-term viability. There is no assurance that the facility will be in operation twenty years from now and continuing to provide economic benefits. To sacrifice the livability of this residential neighborhood for the economic benefit of a new development is contrary to Evanston's traditions and is unwise, particularly when the long-term success of the development particularly when the long-term success of the development is speculative and the documented negative impacts are great

Evanston should also recognize the economic benefit generated by the residential portion of the neighborhood. The residential development contributes economically and otherwise to the community and provides important tax base. This residential neighborhood has stood the

test of time and will continue to contribute to the broader Evanston community in the future. In contrast, the proposed facility is a new idea and untested.

In conclusion, the proposed development is anticipated to bring about a series of negative effects that could significantly degrade the quality of life for residents in the nearby residential area. These impacts encompass a range of concerns, including noise levels not in line with residential settings, traffic congestion inconsistent with a quiet neighborhood, parking challenges leading to residential parking use, and an influx of attendees that diverges from the residential character. Amidst these discussions, it is also fundamental to assert the neighborhood's enduring contribution to the broader Evanston community and verify the speculative nature of the proposed development's long-term success. Overall, Camiros calls for careful consideration of the various impacts and the potential trade-offs involved in approving the proposed development.

EXHIBIT A

Attendees: Total number of attendees at the Welsh Ryan Stadium and Ryan Field Arena in 2022 was approx. 263,135 people. These numbers were taken from Northwestern's attendance count for each event. Data was unavailable for wrestling events; therefore, a venue capacity of 2% was assumed. With the proposed text amendment, the total number of attendees could increase by 452%. This conservative estimate would allow 1,453,135 people to visit the neighborhood. To further put this into perspective, Evanston's population as of 2021 was 77,517. Just one of the mega events would equate to inviting half of the City's population.

The estimate for future attendees assumes 10 mega events, 60 events with 7,500 attendees, and 60 events with 10,000 attendees (see table below). All these events were assumed to have 85% attendance.

Event	**Attendance**
Total number of attendees 2022	263,135
Additional Events Permissible Through Text Amendment	
10 Mega Events at Ryan Field (assumes 85% attendance)	297,500
60 Events with 7,500 max capacity (assumes 85% attendance)	382,500
60 Events with 10,000 max capacity (assumes 85% attendance)	510,000
TOTAL	**1,453,135**

This dramatic influx of people within a residential neighborhood would disrupt the quality of life for residents, affecting their movement, sleep, privacy, and overall well-being.



Existing Land Use Map *Source: CMAP*

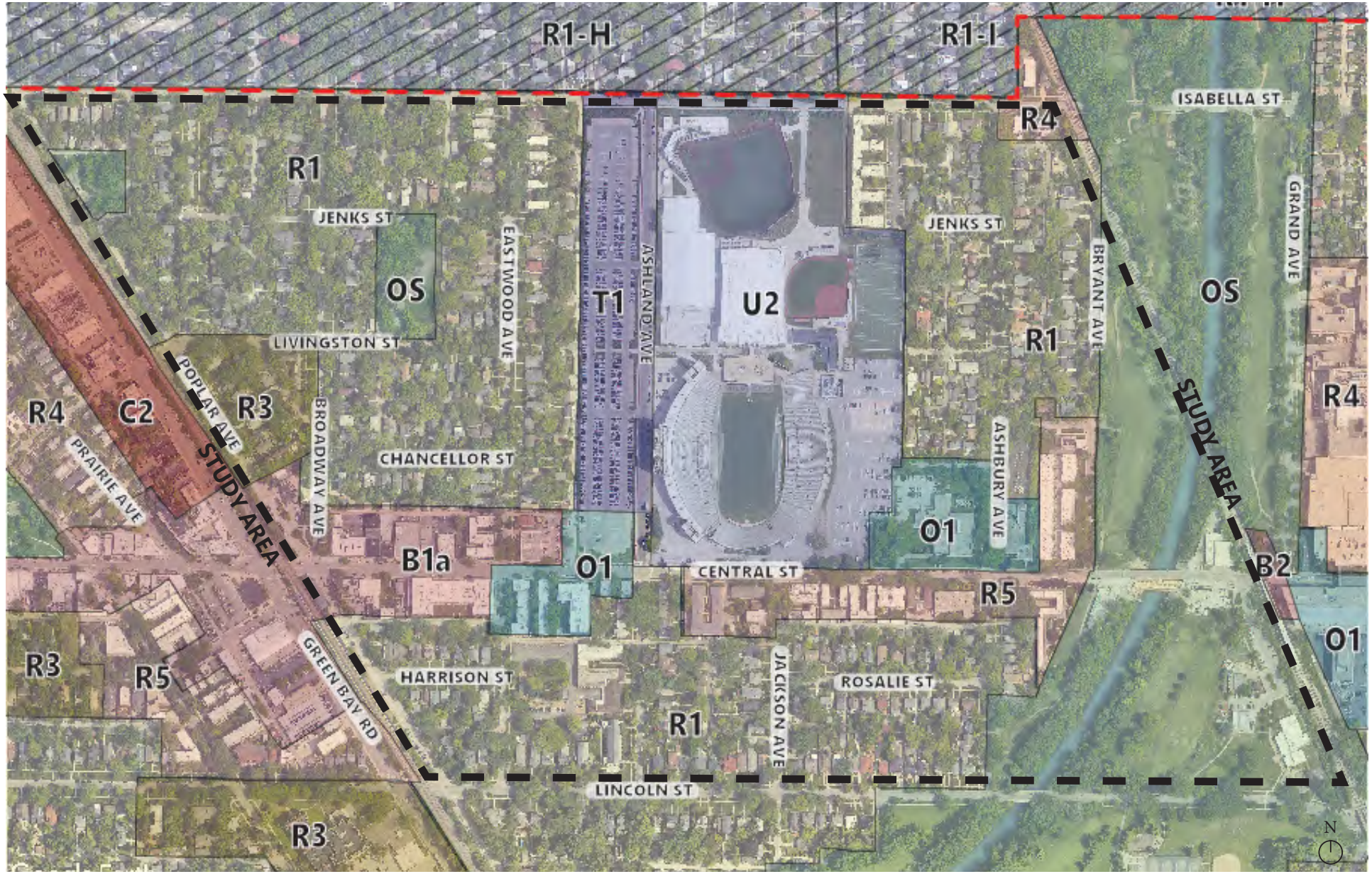
EXHIBIT B

- COM_CULT_ENT
- COM_OFFICE
- COM_URBMIX
- COM_URBMIXwRES
- RES_SF_ATTACHED
- RES_SF_DETACHED
- RES_MF
- INST_EDU_K12
- INST_MEDICAL
- INST_GOVT
- INST_RELIGIOUS
- INST_OTHER
- TCU_OTH_UTL
- OS_REC
- OS_GOLF
- VACANT_RES

camiros

CMAP LAND USE COMPOSITION				
Land Use Code	Land Use Designation	Land Use Description	Total Area (Acres)	Total Area (%)
1111	RES_SF_DE-TACHED	One housing unit per free-standing residential structure. Can include un-developed Resdential properties when adjacent to a developed property with the same owner	56.89	39.6%
1112	RES_SF_ATTACHED	Townhomes, duplexes, and other multi-unit structures whose units do not share a common entryway	3.16	2.2%
1130	RES_MF	Multiple-unit residential buildings with a common entryway.	9.94	6.9%
1215	COM_URBMIX	This category includes smaller retail trade and services not elsewhere identified in Series 1210 as well as smaller office professional activities not identified in Series 1220	1.15	0.8%
1216	COM_URBMIXwRES	Similar to 1215 Urban Mix, but in areas where there is a likelihood of one or more residential units included in the parcel on the upper floors of the building	2.79	1.9%
1220	COM_OFFICE	Office buildings, including stand-alone office buildings as well as office complexes and corporate campuses.	2.69	1.9%
1240	COM_CULT_ENT	Cultural activities: museums, planetaria, aquaria, zoos, historic sites. Public Assembly: amphitheaters, drive-ins, stadiums, arenas, race tracks, exhibition halls, conference centers. Amusements: fairgrounds, amusement parks, miniature golf, go-cart tracks. Recreational activities: tennis courts, ice rinks, bowling, swimming pools (all when not associated with a larger facility such as a hotel or park); recreation centers (stand-alone, not next to a field facility); landbased portion of yacht clubs, marinas, and riverboat casinos. Not included in this category are botanical gardens, arboretums, camping and picnicking, golf courses, riding stables, ski resorts, toboggan runs, playgrounds, or organized camps/retreats (see Open Space).	39.48	27.5%
1310	INST_MEDICAL	Includes hospitals as well as nursing homes and other long-term care facilities.	3.41	2.4%
1321	INST_EDU_K12	Public and non-public schools as identified by the Illinois State Board of Education	2.14	1.5%
1330	INST_GOVT	Includes executive, legislative, and judicial functions; protective functions (police, fire, civil defense); postal services and public libraries; public works facilities	4.49	3.1%
1350	INST_RELIGIOUS	Houses of worship, along with associated structures and property.	0.07	0.05%
1370	INST_OTHER	Includes: YMCA, YWCA, and Salvation Army service centers; Moose, Elks, VFW, and similar service organizations; other tax-exempt social service organizations that provide specific social services for people.	0.31	0.2%
1564	TCU_OTH_UTIL	Linear parcels owned by a utility company such as Nicor, Peoples Gas, or Commonwealth Edison/Exelon; for the purposes of above- or below ground transmission of utilities.	0.28	0.2%
3100	OS_REC	Recreational open space with greater than 50% combined impervious surface and manicured turf; botanical gardens and arboreta are included in this category.	4.54	3.2%
3200	OS_GOLF	Public golf courses, country clubs and driving ranges; including associated buildings and parking.	12.16	8.5%
4110	VACANT_RES	Undeveloped land classified as “Residential” by county assessor.	0.11	0.1%
TOTAL			143.61	100%

EXHIBIT C



Evanston Zoning Districts
Source: City of Evanston

- R1 - Single-Family Residential
- R4/R5 - General Residential
- O1 - Office
- C2 - Commercial
- B1a - Business
- OS- Open Space
- U2 - University Athletic Facilities
- T1- Transitional Campus

- Evanston/Wilmette Boundary

Willmette Zoning Districts

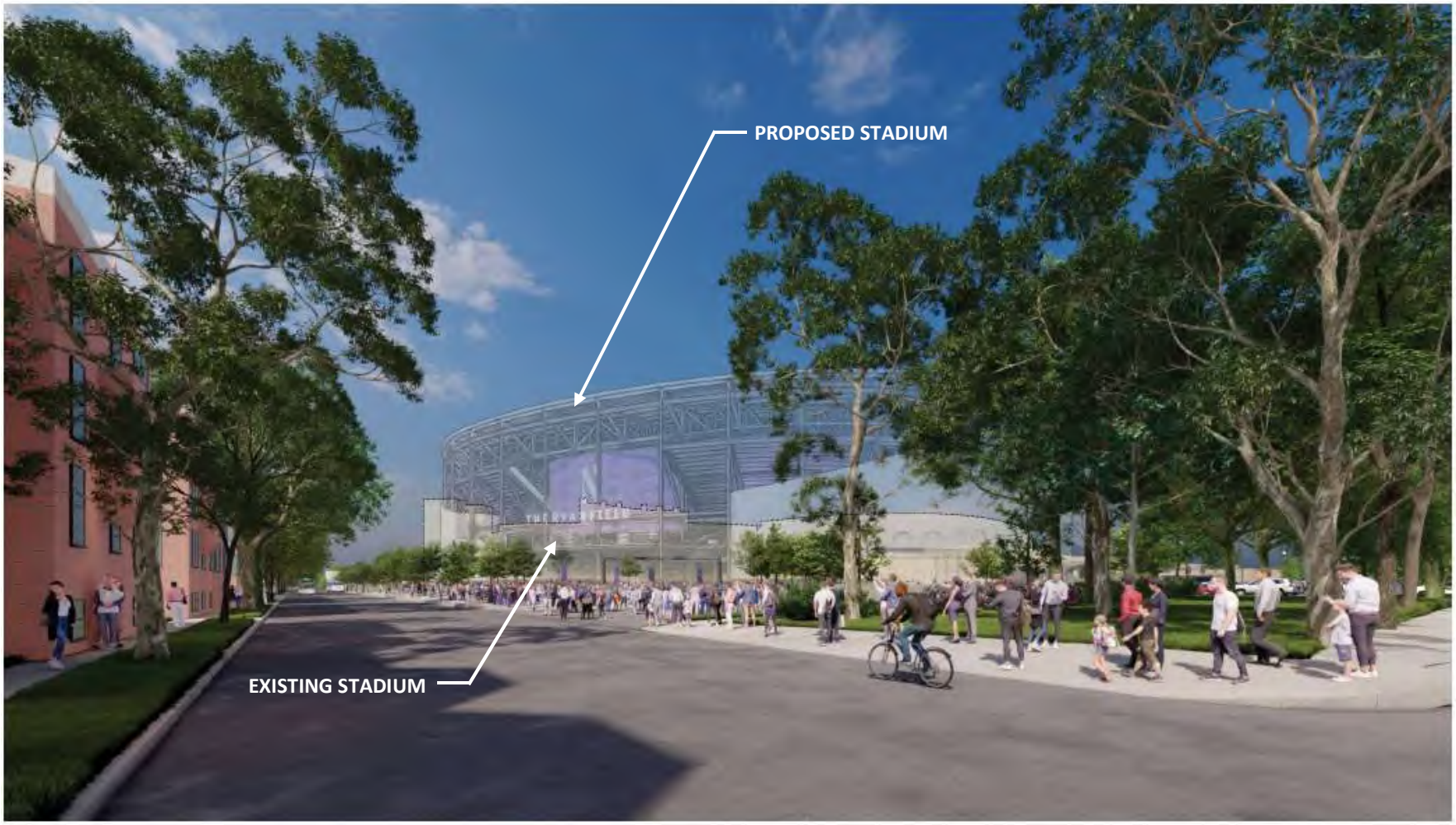
- R1H/R1I - Residential Sub-District

EXHIBIT D

camiros



EXHIBIT E – PRESSBOX AND TOWER ON EXISTING STADIUM



NORTHWESTERN UNIVERSITY
RYAN FIELD REDEVELOPMENT
PLANNED DEVELOPMENT APPLICATION

RENDERINGS - VIEW LOOKING NW
FROM CENTRAL ST

HNTB
Perkins&Will
MAY 1, 2023

DP-17

EXHIBIT F – INCREASED HEIGHT OF THE PROPOSED NEW STADIUM

CohnReznick
ADVISORY • ASSURANCE • TAX



PROPERTY VALUE IMPACT STUDY

ADJACENT PROPERTY VALUE IMPACT STUDY:
A Study Concerning The Relative Impact Of Northwestern University's Proposition To Add Public Events And Concerts At Ryan Field On Adjacent Residential Property Values

PREPARED FOR:
Most Livable City Association ("MLCA")
P.O. Box 7046
Evanston, IL 60604

SUBMITTED BY:
CohnReznick LLP
Valuation Advisory Services
1 S Wacker Drive, Suite 3550
Chicago, IL 60606
(312) 508-5900

August 14, 2023

Andrew R. Lines, MAI

Most Livable City Association ("MLCA")
P.O. Box 7046
Evanston, IL 60604
Attention: David DeCarlo
c/o Mr. Daniel Shapiro

RE: **Valuation Services Engagement**
U2 Zoning Text Amendment
Northwestern University's Ryan Field
Evanston, Illinois

Dear Mr. DeCarlo:

Thank you for choosing CohnReznick LLP ("CohnReznick") to perform professional services for Most Livable City Association (the "Company"). Our client and intended user for this engagement is Most Livable City Association (the MLCA), attention David DeCarlo, President. Mr. Daniel Shapiro, Shapiro & Associates Law, is another intended user on behalf of their client, the MLCA. The intended use of our opinions and conclusions is to assist the client and their representation in evaluating any impacts to property values associated with the potential U2 Zoning Text Amendment for the Northwestern University ("NU") Ryan Field, located in Evanston, Illinois. The purpose of this consulting engagement is to evaluate any potential impact to the nearby and adjacent Evanston residential community caused by the zoning amendment to allow for for-profit events and expanded use of the to-be-renovated Ryan Field and associated improvements.

We have specifically examined, in the attached real estate impact study report, whether increasing noise and traffic levels due to concerts from a stadium venue, have a quantifiable impact on the property values of surrounding residential uses. We note that our study does not evaluate how the proposed stadium renovations may impact surrounding property values, as the stadium use reflects a continued use on the immediate area and not a change. Based upon our examination, research, and analyses, we have concluded that quantifiable negative impact may occur to adjacent properties, dependent on mitigation efforts by the University.

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

CohnReznick LLP



Andrew R. Lines, MAI
Principal
Certified General Real Estate Appraiser
Illinois License No. #553.001841
Expires 9/30/2023
New York License No. 1528740
Expires 6/16/2024

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RYAN FIELD

Northwestern University's Ryan Field has been a part of the Evanston community since it opened in 1926 as "Dyche Stadium" with a seating capacity of over 30,000. Ryan Field has undergone numerous renovations, most recently in 1997 which included new seating, replacement of artificial turf with natural grass and an enclosed three-tier structure on the stadium's west side.[1] Currently, Ryan Field has a seating capacity of 47,130.

Under the City of Evanston's Zoning Ordinance, Ryan Field is zoned University Athletic Facilities District (U2) and is permitted to host intercollegiate sports and intramural athletic events, local, regional or state athletic events and practice, band playing and practice in connection with previously mentioned events, commencement, convocation and graduation exercises, university-sponsored lectures, speakers, musical performers and other cultural events within an enclosed building provided that attendance is limited to 10,000 or less, luncheons and dinners in a stadium - provided that attendance is limited to the seating capacity of the facilities, administrative and faculty offices, classrooms, auditoriums, athletic facilities, parking spaces, and off-street parking for hospital employees, university students and employees. Up to 7 temporary events are permitted each year under U2 zoning if they are nonprofit community and cultural events intended primarily for residents of the City or amateur athletic events, provided that certain conditions are met including that attendance is limited to 10,000 and the sponsor complies with other regulations and obtains a certificate of zoning compliance.

- From a real estate impact perspective, full capacity events at the existing field are usually limited to Saturday days, are college-specific in nature, do not include the sale of alcohol at the events, but do create additional traffic and noise from attendees passing through a quiet detached-home environment, on the way to and from the stadium.

Northwestern University has submitted a proposal to the City of Evanston to amend Ryan Field's U2 zoning in which ten public-facing, full-capacity concerts (likely exceeding 28,500 attendees plus support crew) would be permitted as temporary events. Additionally, the proposal seeks to allow an unlimited number of events of up to 10,000 persons, 60 of which may be held outdoors.

Historically, Ryan Field, **which is tax exempt**, has been utilized by Northwestern University's football team, typically for seven home games per year. A change to the zoning ordinance to allow for large outdoor concert events, attracting non-Northwestern attendee visitors from outside the City, could change the character of the surrounding neighborhood, which is primarily residential, given increased noise levels and traffic to the immediate area.

We have researched appraisal literature to identify whether an increase in excessive noise and traffic impacts local property values, and also conducted a specific impact study on an analogous situation to determine if expanding the permitted uses within the City of Evanston's U2 zoning district to allow for more full-capacity, public-facing events will have a quantifiable impact on the property values of surrounding residential uses.

[1] *Suppes, http://football.ballparks.com/NCAA/Northwestern/index.htm*

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The impact study focuses on the Forest Hills Stadium located in Forest Hills, Queens, New York. The Forest Hills Stadium, with a concert capacity of 16,000 persons, sat mostly vacant from 1997 through August 2013, when concerts returned to the venue. Previously, the Forest Hills Stadium had hosted the U.S. Open tennis tournament since it was constructed in 1923 through 1977 when the tournament moved to another location in Queens. Since concerts have resumed in August of 2013 at Forest Hills Stadium, the number of concerts per year has steadily increased from one concert in 2013 to five concerts in 2014 and now up to 32 concerts in 2023. Attendees to the concert venue arrive from all over the NYC metropolitan area, and the venue is not considered just a neighborhood attraction. Similar to Ryan Field, Forest Hills Stadium is surrounded by primarily residential uses and the return of concerts has caused a deteriorating relationship between the stadium's ownership and local homeowners. As of May 2023, a lawsuit has been filed by a local resident home owner's group against the owners of Forest Hills Stadium, claiming the concerts are violating residential zoning in the community.

Supporting Articles

After the Forest Hills Stadium resumed concerts in August of 2013, homeowner's in the surrounding neighborhood immediately began to see change in their neighborhood. The noise, crowds and increased traffic have since altered the neighborhoods previous calm and quite atmosphere. [2] A group of residents began a group in 2014, Concerned Citizens of Forest Hills, in order to protect their quality of life and property values. One of the group's members, Maggie Li, has voiced her displeasure stating, "You can't enjoy your weekends. You can't enjoy your house, your time with your kids or friends. You can't eat at home. That's just too much."[3]

More recently, another nonprofit group, Forest Hills Gardens Corporation, sued the owner's of the stadium and threatened to close an adjacent street to the stadium, which would eliminate the safest walkway for pedestrians to the venue, over their displeasure with the concerts. A decade after concerts have resumed at Forest Hill Stadium, more local residents continue to voice their displeasure with a local resident saying, "They block off the street and Uber drivers come down the driveways"[4] about the increased crowds during concerts.

According to Forest Hills Stadium President Mike Luba, "The venue itself has invested in sound mitigation, including soundproofing that you'll see when going to and from the venue itself, as well as a sign reading, 'These walls were specifically designed to minimize the sound that reaches our neighbors across the street.'"
"This has been an ongoing project where we make continual improvements every year. We just had another meeting with the DEP. We're gonna do another whole 'nother round of sound mitigation to try again to make it a little bit better," Luba said.

The issues between the Forest Hills Stadium ownership group and local residents aren't new. Concerts in the 1980s prompted an outcry over noise, litter and traffic. In the 1990s, daylong festivals sponsored by liquor companies brought raucous crowds. The music events ended after a flurry of noise code citations from the city. Eventually, the concerts ended at Forest Hill Stadium after numerous noise code citations from City officials.

Study Basis

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[2] *https://www.nytimes.com/2014/09/24/nyregion/as-concerts-return-to-forest-hills-stadium-so-do-complaints.html*
[3] *https://www.cbsnews.com/newyork/news/forest-hills-stadium-lawsuit-noise/*
[4] *https://pix11.com/news/local-news/queens/concerts-are-shaking-up-controversy-for-residents-near-forest-hills-stadium/*

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We selected to study the Forest Hills neighborhood because it shares similarities to the community surrounding Ryan Field in Evanston. Both of the neighborhoods have easy access to various forms of public transportation, such as train lines and bus routes, and are comprised primarily of residential uses, creating a unique quiet residential pocket within the larger metropolitan area.



Ryan Field



Forest Hills Stadium

The single-family residences in each neighborhood share similar property characteristics as well. Of the detached single-family homes surveyed immediately surrounding Ryan Field, the average home was a 2.5-stories, built in 1917 on a 0.17-acre lot with four bedrooms and two bathrooms and consisted of 2,058 square feet of living area. Similarly, the average detached single-family home in Forest Hills that we have included in our study was 2.5-stories, built in 1925 on a 0.14-acre lot with six bedrooms and three and one half bathrooms and consisted of 3,034 square feet of living area. Additionally, the neighborhoods share similar levels of owner-occupied housing units with 69.06% of the housing units surrounding Ryan Field being owner-occupied and 64.84% of the housing units surrounding Forest Hills Stadium being owner-occupied.

The detached single family homes surrounding Ryan Field had an average sale price of $807,269, or $379 per square foot of living area, over the previous five years. The detached single family homes surrounding Forest Hills Stadium, and included in our study had an average sale price of $2,192,190, or $751 per square foot of living area, over the previous five years. The difference in the average sale price can be attributed to the higher cost of living of metropolitan New York City versus metropolitan Chicago. Nevertheless, the two venues feature similar home characteristics and demographics.

Our study compares the sale price of freestanding single-family residential properties adjacent to the Forest Hills Stadium to the sale price of similar freestanding single-family residential properties in Forest Hills locationally removed from the Forest Hills Stadium, from the previous five years, from August 2018 through August 2023,

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which captures a frequency of events that is consistent with Northwestern's proposed zoning amendment for Ryan Field.

This report summarizes the findings of the property impact study.

Methodology

The basic premise of this comparative analysis is that if there is any impact on the value of adjacent freestanding single-family residential properties, by virtue of their proximity to Forest Hills Stadium, it would be reflected by such factors as the range of sale prices, differences in unit sale prices, conditions of sale, and overall marketability. When comparing these factors of freestanding single-family residential properties in a one to two block radius of the Forest Hills Stadium ("Test Area Sales") to freestanding single-family residential properties locationally removed from Forest Hills Stadium ("Control Area Sales"), we would expect to see some emerging and consistent pattern of substantial difference in these comparative elements – if, in fact, there was an effect.

According to Randall Bell, PhD, MAI, author of text Real Estate Damages, published by the Appraisal Institute in 2016, understanding the market's perceptions on all factors that may have an influence on a property's desirability (and therefore its value) is essential in determining if a diminution or enhancement of value has occurred.[5] According to Dr. Bell:

> *"There is often a predisposition to believe that detrimental conditions automatically have a negative impact on property values. However, it is important to keep in mind that if a property's value is to be affected by a negative condition, whether internal or external to the property, that condition must be given enough weight in the decision-making process of buyers and sellers to have a material effect on pricing relative to all the other positive and negative attributes that influence the value of that particular property."*[6]

Market data and empirical research through the application of the three traditional approaches to value should be utilized to estimate the market value to determine if there is a material effect on pricing due, to the influence of a particular characteristic of or on a property.

A credible impact analysis is one that is logical, innate, testable and repeatable, prepared in conformity with approved valuation techniques. In order to produce credible assignment results, more than one valuation technique should be utilized for support for the primary method, or a check of reasonableness, such as utilization of more than one approach to value, conducting a literature review, or having discussions (testimony) with market participants.[7] CohnReznick implemented the scientific method[8] to determine if a detrimental condition of proximity to stadium concerts exists, further described in the next section.

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[5] *Bell, Randall, PhD, MAI. Real Estate Damages. Third ed. Chicago, IL: Appraisal Institute, 2016. (Pages 1-2)*
[6] *Ibid, Page 314*
[7] *Ibid, Pages 7-8*
[8] *The scientific method is a process that involves observation, development of a theory, establishment of a hypothesis, and testing. The valuation process applies principles of the scientific method as a model, based upon economic principles (primarily substitution) as the hypothesis. The steps for the scientific method are outlined as follows:*

1. *Identify the problem.*
2. *Collect relevant data.*

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Impact Study Maps



Test Area outlined in red and Control Area outlined in green, Forest Hills Stadium outlined in yellow, aerial imagery provided by Google Earth, dated May 2023

3. *Propose a hypothesis.*
4. *Test the hypothesis.*
5. *Assess the validity of the hypothesis.*

Bell, Randall, PhD, MA Real Estate Damages. Third ed. Chicago, IL: Appraisal Institute, 2016. (Pages 314-316)

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Test Area, aerial imagery provided by Google Earth, dated May 2023



Control Area, aerial imagery provided by Google Earth, dated May 2023

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Study Features

Based upon our examination, research and analyses of the Forest Hills Stadium, and the research conducted on the selected Test and Control areas for Forest Hills Stadium, we have summarized and concluded the following:

- We studied all freestanding single-family homes within a two block radius of the Forest Hills Stadium and identified 21 homes that sold in the previous five years, since August 2013 after concerts resumed at Forest Hills Stadium. These properties showed a median price per square foot approximately 2.85 percent less than the adjusted median price per square foot of similar homes in the Control Area. This reflects one example of quantifiable evidence.

- The marketing periods (or Days on Market) was also reviewed for each Target and Control area. The information analyzed indicated that the Control Group had a range of 95 to 384 days, and a median of 177 days on market over a 5 year period. The Test Area, by contrast, had a range of 70 to 448 days, and a median of 190 days on market, or a difference of -7.3 percent. This reflects another example of quantifiable evidence.

- Additionally, our study of the Forest Hills Stadium indicates that there is a higher negative differential between the listing price and final sale price for free standing single-family home sales in the Test Area and the Control Area. The home sales in the Test Area typically sold for between 1.7% and 29.7% below their listing price, with a median of 10.56% less than the listing price. The home sales in the Control Area typically sold for between 0.6% and 27.18% below their listing price, with a median of 6.3% less than the listing price. This difference in listing to sale price ratios reflects additional quantifiable evidence that the homes adjacent to the Stadium may be negatively impacted.

- We also compared appreciation rates for the Target and Control areas, examining sales and re-sales between 1998 (when the Stadium sat vacant) through the present time, with all resales occurring after the concerts resumed. Our research indicated that the Control Group exhibited median monthly appreciation rates of 0.38% per month while the Target Area located adjacent to Forest Hills Stadium only appreciated at a 0.33% per month median, an approximate 13% difference. This is the fourth piece of quantifiable evidence that the area adjacent to the Forest Hills Stadium may be negatively influenced due to its proximity to concert events creating excessive noise and traffic in the immediate neighborhood.

- A local broker, Lily Tran of eXp Realty based in Forest Hills, indicated that, “there have been disputes between the Forest Hills Gardens Corporation (a local nonprofit) and the stadium [owners] with regards to safety protocols, street closures and where concert goers fan out. Many believe it comes down to money whereas residents say it’s more than that. ***Noise, parking and safety is a concern.***”

The quantifiable data reviewed around the Forest Hills Tennis & Concert Stadium indicates a range of differences between Test and Control areas from 2.85% up to 13%. We note that Forest Hills Stadium at full capacity reflects only 16,000 attendees, Ryan Field, if renovated, will have a concert capacity of 28,500, or 1.78 times that of Forest Hills. While the initial number of concerts proposed for Ryan Field is 10 concerts per year, we believe the larger number of event attendees will make those particular days more impactful. There is likely to be additional impact from the unknown number of events for up to 10,000 attendees that can occur throughout the athletic facilities, although that impact depends on the number of events actually held. **Weighing all the data, a conclusion at the low end of the range is deemed appropriate and suggests a potential negative impact of about 3% to 5%.**

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Results

The proximity of the Forest Hills Stadium to the single-family residential properties in the Test Area has impacted sales of nearby homes. The empirical evidence, therefore, reflects that there may be a detrimental influence on property values in the Test Areas, due to its proximity to the Forest Hills Stadium. Additionally, empirical evidence evolved that indicated a more favorable real estate impact on the Control Areas as compared to the Test Areas with regard to such market elements as:

1. Market value/price
2. Marketing time
3. Percent difference between sale price and list price
4. Appreciation Rates
5. Overall marketability

We then can conclude that since homes in the Test Areas were adversely affected by their proximity to the Forest Hills Stadium, that the properties in Ryan Field's surrounding area may similarly be adversely affected by the increase in maximum occupancy events, in either the short or long term periods.

The results of the impact study of Forest Hills Stadium are further supported by a review of similar studies. These studies suggest higher traffic levels and increased noise levels lead to a reduction in residential property values, which supports our impact study. There have been multiple studies that attempt to quantify the effect traffic and noise levels on residential property values, a review of these studies is presented next.

Review of Published Studies

The following is a discussion of various studies that consider the impact of traffic and noise on surrounding residential property values. The studies each include quantitative analysis.

I. William Hughes coauthored a study with C.F. Sirmans, published in the Journal of Regional Science, Vol. 32, No. 4 1992 titled, "*Traffic Externalities and Single-Family House Prices*". The study was conducted in Baton Rouge, Louisiana and utilized three hedonic pricing models. The first model examined the impact of the sale price of detached single-family homes located on a high-traffic street, as determined by data from the Louisiana Department of Transportation, as an independent variable and compares residential sale prices from detached single-family homes located on low-traffic street (cul-de-sacs, looping streets, and dead-ends). The model includes residential properties with a "City" location, within two to four miles of the Baton Rouge Central Business District, and residential properties with a "Suburban" location, six to nine miles from the Baton Rouge Central Business District. The second model adds to the first model and includes actual daily traffic counts for all high traffic observations, indicating the relative effect of traffic in high-traffic locations (differing levels of traffic within a high-traffic location). The third model add to the second model and includes city or suburban location and relative traffic (high or low) as interactive measurables, indicating the difference between the value of residential properties located on a high or low traffic street within a city or suburban location.

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The study evaluated 362 single-family residential properties that sold between January 1985 through December 1989, and that were located on a high-traffic or low-traffic street and in a city or suburban location of Baton Rouge. The study provides data which found a negative impact to residential home sale prices located on high-traffic streets compared to residential home sale prices located on low-traffic streets: in regards to the first model, "***The coefficient on the traffic variable is negative. The significant coefficient of about 8.8 percent indicates that houses in the pooled sample that are in high traffic streets sell for a substantial discount over houses on low traffic streets***" and in the second model, "A significantly negative estimate for the Cars coefficient indicates that ***the market not only adjusts house values for the effects of traffic at extremes but also on a relative level***." The third model offered further support as it indicated properties located in a city location on high traffic streets carry a larger discount than properties in a city location on low traffic streets and properties in a suburban location on high traffic streets carry a larger discounts than properties in a suburban location on low traffic streets.

The study concludes with a suggestion that the effect of intra-neighborhood traffic is a factor in the valuation of residential property and that the market does make price adjustments for relative increases in traffic flow.

II. The second impact study was prepared by Aaron Swoboda, Tesgaye Nega, and Maxwell Timm and published in the Journal of Regional Science, Volume 55, 2015, entitled "*Hedonic Analysis Over Time and Space: The Case of House Prices and Traffic Noise*." The study examined 42,083 residential property sale transactions in a hedonic model. The included sales transactions in the study were located throughout three counties, all surrounding the St. Paul, Minnesota MSA. Additionally, the study accounted for the varying noise levels for each residential sale included in the study by utilizing noise modeling software, LiDar aerial photography and traffic characteristics, provided by the Minnesota Department of Transportation.

The study provides data that found, "The traffic noise coefficient suggests houses in our data that are ***similar in all respects but a one decibel difference in noise will, on average, have sales prices roughly 0.27 percent lower at the noisier location***." Further, the study finds that when filtering their model to include only most similar 500, 650, 1,000 and 2,000 residential sales in observed area, "The mean LWR (locally weighted regression) coefficient for the noise variable is similar across…***approximately a third of a percent difference in house sales prices for each additional decibel of noise, all other variables held constant***."

III. Mats Wilhelmsson completed and published in the Journal of Environmental Planning and Management, 2000, "*The Impact of Traffic Noise on the Values of Single-family Houses*". The study conducted in Stockholm, Sweden utilized a hedonic pricing model. The model estimates the sale price of property with property characteristics as independent variables and compares residential sale prices with varying decibel levels.

The study evaluated 292 single-family residential properties that sold between January 1986 and July 1995, and that were located in Angby, a suburb of Stockholm. The single-family residential properties in Angby are largely homogenous and nearly all were built in the 1930's. The study provides data which

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found a negative impact to residential homes due to increasing noise levels (measured in decibels): "The coefficients concerning noise indicate that **a 1% increase in noise level will reduce the price by 0.2% below 68 dBA (decibel) and 0.3% above 68 dBA… or 0.3%-3% of the property value per decibel**" and that, "The empirical analysis suggests an average noise discount of 0.6% of the house price per decibel or a total discount of 30% of the price for a house in a noisy location compared with a house in a quiet one." The study concludes with a suggestion that ***the noise effects on property value are considerable***.

Articles Referenced by Northwestern University

Northwestern referenced multiple studies on the impact of sports facilities on residential property values in their proposed amendment to Section 6-15-7-2 of the City of Evanston's Zoning Ordinance. The following is a discussion of the studies.

I. A study that is referenced by Northwestern is by Xia Feng and Brad Humphreys and published in the International Association of Sports and Economists, August 2008, "Assessing the Economic Impact of Sports Facilities on Residential Property Values: A Spatial Hedonic Approach". The study utilizes a hedonic pricing model to determine if two professional sports facilities in Columbus, Ohio have a positive effect of surrounding house values. The stadiums are located in different locations, one downtown and the other four-miles north in an industrial neighborhood. The study consists of 9,504 single-family residential property sales for the year 2000 in Columbus, Ohio. The study provides data that indicates property values increase by 1.75% for each 10% decrease in distance from the house to the facility. ***However, the typical home included in the study is 5.5-miles away from the stadiums that are the focus of the study. Additionally, the stadiums included in the study are not adjacent to single-family properties and are located in more suitable commercial or industrial neighborhoods.***

II. Another study referenced by Northwestern is "Do New Sports Facilities Revitalize Urban Neighborhoods? Evidence from Residential Mortgage Applications" which was written by Haifang Huang and Brad Humphreys, and published in March 2012 by University of Alberta's Department of Economics. The study utilizes a difference in difference regression model and uses data from 56 professional sports facilities which opened between 1995 and 2008 to determine whether an area neighboring a new stadium experienced greater increases in mortgage applications relative to farther-away areas in the same metropolitan area over the same period.

Northwestern uses this study to indicate that, "the opening of a facility is associated with a 20% increase in mortgage applications to purchase homes in the area". However, ***the study focuses on new stadium construction, not existing stadiums being renovated***. Additionally, the study concludes, "…***that much of the increase in residential mortgage applications can be attributed to the characteristics of the locations***. Most power and low-income urban census tracts experienced increases in residential mortgage applications over the same sample period… ***after controlling for observable characteristics of the facility locations, the size of the relationship between a new sports facility and subsequent residential mortgage applications declines and***

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becomes statistically insignificant."[12] This would suggest that new stadiums are located to revitalize or lift up poorer areas, which is not comparable to Ryan Field's location in Evanston.

III. Northwestern's application also references an article published on Realtor.com, *Sounds of Summer: Homes Near These 20 Concert Venues Sell for a Premium*, by Cicely Wedgeworth[13], which states that "a Realtor.com analysis has identified 20 outdoor music venues where homes within walking distance actually see at least a 9% premium in price, compared with the rest of the area." The analysis compares homes within a one-mile radius of the venue to others in the same zip code. The article does not consider homes directly adjacent the venue that would bear the brunt of the noise. Further, **the venues identified have smaller capacities than Ryan Field.**

For example, the first venue identified, the Adderly Amphitheater in Tallahassee, FL has a total capacity of 3,240 and is located within Cascades Park, not adjacent any single family residential properties. The second venue, the OKC Zoo Amphitheater in Oklahoma City, OK has a capacity of 7,000 and is located within the zoo, which likely has an impact on property values independent of the amphitheater. Two other venues on the list are also located within zoos. Likewise, the Greek Amphitheater, with a capacity of 5,900 and third on Realtor.com's list, is over 1,000 feet from the closest residence and these homes are not within the path of traffic for the venue. The homes closest to the venue abut Griffith Park which features 4,210 acres of open space including hiking trails, views and Griffith Observatory. It would be challenging to attribute the increase in property values solely to the Greek Theater. Fourth on the list is the Invester Amphitheater in the Atlanta Botanical Gardens with a seating capacity of 2,000. Fifth is the Cincinnati Playhouse in the park which has a seating capacity of 626. ***The vast majority of the event venues identified have smaller capacities, are not located in close proximity to single family residential and are located other demand drivers that may be influencing value.***

IV. The application states "in November 2022, West End [home of the TQL stadium for FC Cincinnati} home prices were up 2.5% compared to last year".[14] The application attributes this statistic to Redfin.com, however, Redfin.com simply tracks sales data for the West End, and ***does not make any claims to the impact of the TQL stadium***, nor does it compare the 2.5% increase to other rates of increases to other neighborhoods, nor does it compare the median sale price to other neighborhood sale prices. In addition, the link provided represents the active market trends for the West End housing market, and when accessed on August 10, 2023, the Redfin site showed "In June 2023, West End home prices were down 26.7% compared to last year, selling for a median price of $231K."

V. Additionally, the NWU application references an article posted on Reonomy.com by Felipe Alonso, *Stadium Developments: Creating a Window of Opportunity for Investors*[15], which states "Homes in

[12] *Do New Sports Facilities Revitalize Urban Neighborhoods? Evidence from Residential Mortgage Applications*, Page 18
[13] https://www.realtor.com/news/trends/outdoor-concert-venues-home-values/
[14] https://www.redfin.com/neighborhood/760778/OH/Cincinnati/West-End/housing-market
[15] https://www.reonomy.com/blog/post/stadium-developments-creating-a-window-of-opportunity-for-investors

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neighborhoods close to new stadium builds — or proposed stadium builds — on average, have premiums ranging between 3 percent and 15 percent." **However, the article's reference to the statistic is no longer an active link and was not cited. We have no way of verifying this claim.**

We note that Northwestern University has proposed mitigation efforts to decrease any negative impact on the surrounding community caused by the allowance of full-capacity concerts at the renovated Ryan Field stadium. Various sounds mitigation efforts have been proposed by Northwestern University including using a distributed house sound system in the renovated stadium, which better controls sound distribution within the stadium, a canopy above the seating bowl of the proposed renovated stadium to reduce sound emitted to the community and vertical sound barriers which would be constructed on the concourse level which also reduce the amount of sound emitted to the surrounding community.

Northwestern University's sound engineers have provided a sound study map for the proposed revisions. While we are not sound experts, it is unclear how much these measures will do to reduce sound levels in the homes nearby, and the report shows the estimated dB-C levels in the neighborhood range from 80-95 dB-C in more than half of the area shown in the sound map.

Additionally, Northwestern University has explored coordinating transportation for attendees to and from future concerts with Metra and the Chicago Transit Authority as well as coordinating with Evanston Police to monitor key intersections surrounding the stadium, at the cost of the University. Our understanding is that these proposals by Northwestern have not been fully explored with Metra and CTA, and no agreements are currently in place.

We are unaware if Northwestern has proposed additional mitigation efforts that could potentially reduce the amount of impact on the surrounding area. In addition, further mitigation in noise of concertgoers would likely be needed, as well as a significant police presence to "keep the peace." We note that possible mitigating measures could be proposed, however, such proposals were not identified as an item within CohnReznick's scope of work.

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SUMMARY AND FINAL CONCLUSIONS

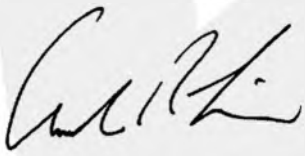
The purpose of this real estate impact study is to determine whether increasing noise and traffic levels due to added concerts and large events from a stadium venue will have a quantifiable impact on the property values of surrounding residential uses.

Our Forest Hills Impact Study confirmed that detached residences generally adjacent to that Stadium have lower median sales prices, appreciate at a lower rate, and have larger differences in list to sale price ratios. Market participants have confirmed information reported by various news articles, that excessive noise and traffic due to the addition of concert events have negatively impacted the enjoyment of area residents' property. Based upon our examination, research, and analyses, **we have concluded that a quantifiable negative impact in the range of 3% to 5% may occur to properties adjacent to a Stadium venue that adds full capacity concert events and result in increased noise and traffic to a pre-existing, quiet neighborhood without mitigation efforts.**

If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

CohnReznick LLP



Andrew R. Lines, MAI
Principal
Certified General Real Estate Appraiser
Illinois License No. #553.001841
Expires 9/30/2023
New York License No. 1528740
Expires 6/16/2024

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CERTIFICATION

We certify that, to the best of our knowledge and belief:

1. The statements of fact and data reported are true and correct.
2. The reported analyses, findings, and conclusions in this consulting report are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, findings, and conclusions.
3. We have no present or prospective interest in the property that is the Subject Property of this report and no personal interest with respect to the parties involved.
4. We have performed no services, as an appraiser or in any other capacity, regarding the property that is the Subject Property of this report within the three-year period immediately preceding acceptance of this assignment.
5. We have no bias with respect to the property that is the Subject Property of this report or the parties involved with this assignment.
6. Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
7. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value finding, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this report.
8. Our analyses, findings, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which includes the Uniform Standards of Professional Appraisal Practice (USPAP).
9. The use of this report is Subject Property to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
10. Andrew R. Lines, MAI, Erin C. Bowen, MAI, and Joe Ficenec have viewed the exterior of all comparable data referenced in this report in person, via photographs, or aerial imagery.
11. We have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, and receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.
12. Joe Ficenec provided significant appraisal consulting assistance to the persons signing this certification.
13. We have experience in reviewing properties similar to the Subject Property and are in compliance with the Competency Rule of USPAP.
14. As of the date of this report, Andrew R. Lines, MAI and Erin C. Bowen, MAI have completed the continuing education program of the Appraisal Institute for Designated Members.

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If you have any questions or comments, please contact the undersigned. Thank you for the opportunity to be of service.

Respectfully submitted,

CohnReznick LLP

Andrew R. Lines, MAI
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Certified General Real Estate Appraiser
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Expires 6/16/2024

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ASSUMPTIONS AND LIMITING CONDITIONS

The fact witness services will be Subject Property to the following assumptions and limiting conditions:

1. No responsibility is assumed for the legal description provided or for matter pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated. The legal description used in this report is assumed to be correct.
2. The property is evaluated free and clear of any or all liens or encumbrances unless otherwise stated.
3. Responsible ownership and competent management are assumed.
4. Information furnished by others is believed to be true, correct and reliable, but no warranty is given for its accuracy.
5. All engineering studies are assumed to be correct. The plot plans and illustrative material in this report are included only to help the reader visualize the property.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for obtaining the engineering studies that may be required to discover them.
7. It is assumed that the property is in full compliance with all applicable federal, state, and local and environmental regulations and laws unless the lack of compliance is stated, described, and considered in the evaluation report.
8. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless nonconformity has been identified, described and considered in the evaluation report.
9. It is assumed that all required licenses, certificates of occupancy, consents, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate contained in this report is based.
10. It is assumed that the use of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless noted in this report.
11. The date of value to which the findings are expressed in this report apply is set forth in the letter of transmittal. The appraisers assume no responsibility for economic or physical factors occurring at some later date which may affect the opinions herein stated.
12. Unless otherwise stated in this report, the existence of hazardous materials, which may or may not be present on the property, was not observed by the appraisers. The appraisers have no knowledge of the existence of such substances on or in the property. The appraisers, however, are not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, radon gas, lead or lead-based products, toxic waste contaminants, and other potentially hazardous materials may affect the value of the property. The value estimate is predicated on the

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assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

13. The forecasts, projections, or operating estimates included in this report were utilized to assist in the evaluation process and are based on reasonable estimates of market conditions, anticipated supply and demand, and the state of the economy. Therefore, the projections are Subject Property to changes in future conditions that cannot be accurately predicated by the appraisers and which could affect the future income or value projections.

14. Fundamental to the appraisal analysis is the assumption that no change in zoning is either proposed or imminent, unless otherwise stipulated. Should a change in zoning status occur from the property's present classification, the appraisers reserve the right to alter or amend the value accordingly.

15. It is assumed that the property does not contain within its confined any unmarked burial grounds which would prevent or hamper the development process.

16. The Americans with Disabilities Act (ADA) became effective on January 26, 1992. We have not made a specific compliance survey and analysis of the property to determine if it is in conformance with the various detailed requirements of the ADA. It is possible that a compliance survey of the property, together with a detailed analysis of the requirements of the ADA, could reveal that the property is not in compliance with one or more of the requirements of the Act. If so, this fact could have a negative effect on the value of the property. Unless otherwise noted in this report, we have not been provided with a compliance survey of the property. Any information regarding compliance surveys or estimates of costs to conform to the requirements of the ADA are provided for information purposes. No responsibility is assumed for the accuracy or completeness of the compliance survey cited in this report, or for the eventual cost to comply with the requirements of the ADA.

17. Any value estimates provided in this report apply to the entire property, and any proration or division of the total into fractional interests will invalidate the value estimate, unless such proration or division of interests has been set forth in this report.

18. Any proposed improvements are assumed to have been completed unless otherwise stipulated; any construction is assumed to conform with the building plans referenced in this report.

19. Unless otherwise noted in the body of this report, this evaluation assumes that the Subject Property does not fall within the areas where mandatory flood insurance is effective.

20. Unless otherwise noted in the body of this report, we have not completed nor are we contracted to have completed an investigation to identify and/or quantify the presence of non-tidal wetland conditions on the Subject Property .

21. This report should not be used as a basis to determine the structural adequacy/inadequacy of the property described herein, but for evaluation purposes only.

22. It is assumed that the Subject Property structure meets the applicable building codes for its respective jurisdiction. We assume no responsibility/liability for the inclusion/exclusion of any structural component item which may have an impact on value. It is further assumed that the Subject Property will meet code requirements as they relate to proper soil compaction, grading, and drainage.

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23. The appraisers are not engineers, and any references to physical property characteristics in terms of quality, condition, cost, suitability, soil conditions, flood risk, obsolescence, etc., are strictly related to their economic impact on the property. No liability is assumed for any engineering-related issues.

The evaluation services will be Subject Property to the following limiting conditions:

1. The findings reported herein are only applicable to the properties studied in conjunction with the Purpose of the Evaluation and the Function of the Evaluation as herein set forth; the evaluation is not to be used for any other purposes or functions.
2. Any allocation of the total value estimated in this report between the land and the improvements applies only to the stated program of utilization. The separate values allocated to the land and buildings must not be used in conjunction with any other appraisal and are not valid if so used.
3. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the property is not Subject Property to surface entry for the exploration or removal of such materials, unless otherwise noted in the evaluation.
4. This report has been prepared by CohnReznick under the terms and conditions outlined by the enclosed engagement letter. Therefore, the contents of this report and the use of this report are governed by the client confidentiality rules of the Appraisal Institute. Specifically, this report is not for use by a third party and CohnReznick is not responsible or liable, legally or otherwise, to other parties using this report unless agreed to in writing, in advance, by both CohnReznick and/or the client or third party.
5. Disclosure of the contents of this evaluation report is governed by the by-laws and Regulations of the Appraisal Institute has been prepared to conform with the reporting standards of any concerned government agencies.
6. The forecasts, projections, and/or operating estimates contained herein are based on current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. These forecasts are, therefore, Subject Property to changes with future conditions. This evaluation is based on the condition of local and national economies, purchasing power of money, and financing rates prevailing at the effective date of value.
7. This evaluation shall be considered only in its entirety, and no part of this evaluation shall be utilized separately or out of context. Any separation of the signature pages from the balance of the evaluation report invalidates the conclusions established herein.
8. **Possession of this report, or a copy thereof, does not carry with it the right of publication, nor may it be used for any purposes by anyone other than the client without the prior written consent of the appraisers, and in any event, only with property qualification.**
9. The appraisers, by reason of this study, are not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously made.
10. Neither all nor any part of the contents of this report shall be conveyed to any person or entity, other than the appraiser's client, through advertising, solicitation materials, public relations, news, sales or

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other media, without the written consent and approval of the authors, particularly as to evaluation conclusions, the identity of the appraisers or CohnReznick, LLC, or any reference to the Appraisal Institute, or the MAI designation. Further, the appraisers and CohnReznick, LLC assume no obligation, liability, or accountability to any third party. If this report is placed in the hands of anyone but the client, client shall make such party aware of all the assumptions and limiting conditions of the assignment.

11. This evaluation is not intended to be used, and may not be used, on behalf of or in connection with a real estate syndicate or syndicates. A real estate syndicate means a general or limited partnership, joint venture, unincorporated association or similar organization formed for the purpose of, and engaged in, an investment or gain from an interest in real property, including, but not limited to a sale or exchange, trade or development of such real property, on behalf of others, or which is required to be registered with the United States Securities and Exchange commissions or any state regulatory agency which regulates investments made as a public offering. It is agreed that any user of this evaluation who uses it contrary to the prohibitions in this section indemnifies the appraisers and the appraisers' firm and holds them harmless from all claims, including attorney fees, arising from said use.

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APPENDIX A:
IMPACT STUDY DATA

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SUMMARY OF TEST AREA SALE AND CONTROL AREA SALES Forest Hills Stadium											
Property #	Address	Sale Price	Beds	Baths	Year Built	Home Size (SF)	Improvements	Site Size (AC)	Sale Price/SF	Sale Date	Days on Market
2	69-06 Dartmouth Street	$1,500,000	6	2.20	1930	2,655	2.75-Story Freestanding SFH with Detached Garage and Finished Basement	0.09	$564.97	Feb-20	301
14	101-05 70th Avenue	$2,800,000	8	4.10	1940	4,334	2.75-Story Freestanding SFH with Detached Garage and Finished Basement	0.18	$646.05	Jul-22	448
15	69-47 Exeter Street	$1,732,000	5	3.00	1930	2,527	2.75-Story Freestanding SFH with Detached Garage and Finished Basement	0.10	$685.40	Feb-21	348
19	69-29 Exeter Street	$1,650,000	5	2.10	1930	2,527	2.75-Story Freestanding SFH with Detached Garage and Unfinished Basement	0.10	$652.95	Nov-20	256
27	82 Dartmouth Street	$1,900,000	5	3.10	1925	2,767	2.5-Story Freestanding SFH with Attached Garage and Partially Finished Basment	0.14	$686.66	Dec-22	154
36	75 Dartmouth Street	$1,700,000	4	3.10	1920	2,567	2.5-Story Freestanding SFH with Attached Garage and Unfinished Basement	0.11	$662.25	Apr-19	188
37	77 Dartmouth Street	$1,999,000	6	3.10	1925	2,565	2.5-Story Freestanding SFH with Attached Garage and Unfinished Basement	0.11	$779.34	Sep-19	272
40	99 Tennis Place	$2,775,000	7	3.20	1920	5,775	2.75-Story Freestanding SFH with Detached Garage and Finished Basement	0.24	$480.52	Aug-20	168
46	6912 Exeter Street	$2,255,000	6	4.00	1925	2,694	2.5-Story Freestanding SFH with Detached Garage and Finished Basement	0.14	$837.05	Feb-22	233
55	6950 Exeter Street	$1,600,000	6	3.10	1925	2,299	2.5-Story Freestanding SFH with Detached Garage and Finished Basement	0.10	$695.95	Apr-20	N/A
61	6945 Fleet Street	$1,685,000	4	3.20	1925	2,035	2.5-Story Freestanding SFH with Detached Garage and Finished Basement	0.09	$828.01	Oct-19	179
62	6941 Fleet Street	$1,760,000	4	3.20	1925	1,580	2.5-Story Freestanding SFH with Detached Garage and Finished Basement	0.09	$1,113.92	Sep-18	192
64	6933 Fleet Street	$1,950,000	5	3.10	1925	2,491	2.75-Story Freestanding SFH with Detached Garage and Finished Basement	0.09	$782.82	Jan-23	128
67	6921 Fleet Street	$1,670,000	5	4.10	1925	2,180	2.5-Story Freestanding SFH with Detached Garage and Finished Basement	0.09	$766.06	Jan-20	70
68	6917 Fleet Street	$1,750,000	4	2.20	1925	2,244	2.5-Story Freestanding SFH with Detached Garage and Finished Basement	0.09	$779.86	Feb-23	N/A
79	97 Continental Avenue	$4,000,000	9	5.20	1919	6,100	2.5-Story Freestanding SFH with Attached Garage and Finished Basement	0.44	$655.74	Oct-21	179
81	44 Fleet Street	$3,400,000	5	5.00	1930	4,400	2.5-Story Freestading SFH with Detached Garage and Finished Basement	0.16	$772.73	Jan-22	N/A
88	82 Tennis Place	$2,450,000	5	4.10	1930	2,969	2.75-Story Freestanding SFH with Detached Garage and Finished Basement	0.13	$825.19	Oct-21	377
93	52 Tennis Place	$2,395,000	6	3.20	1920	2,754	2.5-Story Freestanding SFH with Detached Garage and Finished Basement	0.10	$869.64	Jan-22	129
99	5 Dartmouth Street	$2,000,000	4	2.20	1910	2,112	2-Story Freestanding SFH with Finished Basement	0.11	$946.97	Jan-21	161
113	60 Exeter Street	$3,065,000	7	5.20	1930	4,138	2.75-Story Freestanding SFH with Finished Basement	0.17	$740.70	Apr-19	323

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CONTROL AREA SALES	MEDIAN (UNADJUSTED)	$2,650,000	5	4.1	1920	2,784	Single-Family Home	0.18	$900.41	Jun-23	177
12	191 Greenway North	$3,300,000	6	4.1	1920	3,665	2.75-Story Freestanding Home with Detached Garage and Finished Basement	0.37	$900.41	Nov-22	115
19	51 Wendover Road	$4,100,000	7	5.3	1910	5,100	2.75-Story Freestanding SFH with Detached Garage	0.18	$803.92	Jun-22	345
27	46 Wendover Road	$2,500,000	4	3.1	1920	2,526	2.75-Story Freestanding SFH with Detached Garage and Finished Basement	0.10	$989.71	May-23	199
29	24 Wendover Road	$1,650,000	3	2.1	1920	2,426	2.75-Story Freestanding SFH with Attached Garage and Finished Basement	0.09	$680.13	Jan-22	105
35	216 Greenway South	$2,650,000	5	4.1	1920	2,784	2.75-Story Freestanding SFH with Attached Garage and Finished Basement	0.20	$951.87	Oct-21	224
45	255 Greenway North	$2,325,000	6	4.2	1930	3,156	2.5-Story Freestanding SFH with Attached Garage and Finished Basement	0.21	$736.69	May-22	95
52	11507 Union Turnpike	$1,625,000	5	4.1	1925	2,679	2.75-Story Freestanding SFH with Detached Garage and Finished Basement	0.09	$606.57	Oct-18	132
55	254 Greenway North	$2,435,000	6	3.1	1920	4,234	2.75-Story Freestanding SFH with Detached Garage and Finished Basement	0.30	$575.11	Feb-20	274
67	45 Markwood Road	$1,756,000	4	3.1	1920	2,284	2.5-Story Freestanding SFH with Attached Garage and Finished Basement	0.09	$768.83	May-19	224
84	46 Overhill Road	$2,350,000	3	3.1	1925	2,100	2-Story Freestanding SFH with Attached Garage and Finished Basement	0.12	$1,119.05	Sep-22	95
112	20 Markwood Road	$2,440,000	6	4.1	1920	3,792	2.5-Story Freestanding SFH with Finished Basement	0.19	$643.46	Nov-18	384
175	109 Whitson Street	$1,830,000	3	2.1	1935	2,367	2.5-Story Freestanding SFH with Detached Garage and Unfinished Basement	0.10	$773.13	Mar-21	253
176	111 Whitson Street	$1,850,000	3	3.1	1935	2,207	2.5-Story Freestanding SFH with Attached Garage and Finished Basement	0.14	$838.24	Dec-19	265
179	147 Whitson Street	$2,125,000	6	6.1	1930	3,656	2.5-Story Freestanding SFH with Attached Garage and Finished Basement	0.11	$581.24	Jun-19	N/A
182	20 Norden Road	$2,360,000	6	4.2	1920	3,114	2.5-Story Freestanding SFH with Attached Garage and Finished Basement	0.14	$757.87	Nov-19	127
184	255 Greenway South	$2,960,000	4	3.1	1920	2,730	2-Story Freestanding SFH with Finished Basement	0.14	$1,084.25	Nov-19	155
196	229 Greenway South	$2,980,000	6	4.2	1930	3,205	2.5-Story Freestanding SFH with Attached Garage and Finished Basement	0.24	$929.80	Jan-20	279
229	5 Whitson Street	$2,580,000	5	4.0	1930	2,682	2.5-Story Freestanding SFH with Detached Garage and Finished Basement	0.13	$961.97	Aug-21	120
283	60 Ingram Street	$1,735,000	5	1.1	1920	2,043	2.75-Story Freestanding SFH with Finished Basement	0.07	$849.24	Aug-19	N/A
303	141 Greenway South	$1,700,000	4	2.1	1925	2,586	2.75-Story Freestanding SFH with Detached Garage and Unfinished Basement	0.11	$657.39	Mar-21	148

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APPENDIX B:
REPEAT SALES ANALYSIS DATA

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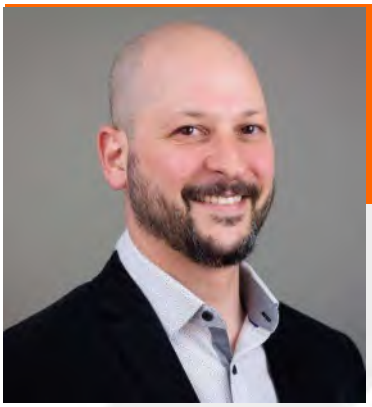
Repeat Sales Analysis - Control Area Sales											
Property ID	Address	Land Area (Acres)	Year Built	Total Finished Living Area (SF)	Most Recent Sale Date	Most Recent Sale Price	Prior Sale Date	Prior Sale Price	Total Appreciation	Months Elapsed Between Sales	Monthly Appreciation Rate
19	51 Wendover Road	0.12	1920	1,846	6/30/2020	$1,875,000	7/26/2005	$1,430,000	31.12%	179	0.15%
35	216 Greenway South	0.20	1920	2,784	10/22/2021	$2,650,000	8/30/2012	$1,812,000	46.25%	110	0.35%
50	11515 Union Turnpike	0.11	1925	2,749	7/15/2014	$1,350,000	3/22/2005	$990,000	36.36%	112	0.28%
52	11507 Union Turnpike	0.09	1925	2,679	10/17/2018	$1,625,000	9/10/2010	$1,100,000	47.73%	97	0.40%
55	254 Greenway North	0.30	1920	4,234	2/26/2020	$2,435,000	4/1/1999	$917,000	165.54%	251	0.39%
59	11625 Union Turnpike	0.11	1920	2,472	1/21/2015	$1,420,000	6/24/1998	$415,000	242.17%	199	0.62%
64	11645 Union Turnpike	0.07	1978	1,889	8/18/2016	$1,250,000	3/14/2010	$710,000	76.06%	77	0.74%
84	46 Overhill Road	0.12	1925	2,100	9/21/2022	$2,350,000	7/1/2003	$1,050,000	123.81%	231	0.35%
85	44 Overhill Road	0.11	1960	2,100	10/1/2018	$2,210,000	1/10/2005	$1,550,000	42.58%	165	0.22%
89	12 Overhill Road	0.07	1960	2,535	8/13/2019	$2,207,000	9/4/2003	$831,500	165.42%	191	0.51%
94	301 Burns Street	0.04	1920	1,904	8/10/2016	$1,525,000	12/20/2010	$1,167,000	30.68%	68	0.40%
96	305 Burns Street	0.04	1920	1,904	7/6/2022	$1,730,000	4/8/2013	$1,140,000	51.75%	111	0.38%
111	30 Markwood Road	0.17	1920	3,787	4/28/2015	$2,600,000	11/4/2009	$2,450,000	6.12%	66	0.09%
146	11715 Union Turnpike	0.05	1920	1,951	2/23/2017	$1,080,000	10/4/2007	$700,000	54.29%	113	0.39%
	Median - Control Area Sales	***0.11***		***2,286***							***0.38%***

Repeat Sales Analysis - Test Area Sale											
Property ID	Address	Land Area (Acres)	Year Built	Total Finished Living Area (SF)	Most Recent Sale Date	Most Recent Sale Price	Prior Sale Date	Prior Sale Price	Total Appreciation	Months Elapsed Between Sales	Monthly Appreciation Rate
28	78 Dartmouth Street, Forest Hills	0.13	1925	5,234	8/29/2017	$2,655,000	6/27/2005	$1,425,000	86.32%	146	0.43%
55	6950 Exeter Street, Flushing	0.10	1925	2,299	4/24/2020	$1,600,000	11/10/1998	$525,000	204.76%	257	0.43%
57	10011 70th Avenue, Flushing	0.08	1925	2,871	12/8/2022	$1,600,000	2/17/2009	$923,000	73.35%	166	0.33%
94	44 Tennis Place, Flushing	0.10	1930	2,900	4/12/2015	$2,025,000	2/5/2008	$1,750,000	15.71%	86	0.17%
95	36 Tennis Place, Forest Hills	0.06	1930	1,870	2/14/2022	$1,960,000	7/5/2013	$1,399,000	40.10%	103	0.33%
97	32 Tennis Place, Forest Hills	0.04	1930	2,035	8/14/2018	$2,080,000	7/14/2003	$840,000	147.62%	181	0.50%
98	30 Tennis Place, Forest Hills	0.18	1930	1,870	11/11/2022	$2,030,000	3/30/2011	$1,495,000	35.79%	139	0.22%
99	5 Dartmouth Street, Forest Hills	0.11	1910	2,112	1/20/2021	$2,000,000	1/15/2004	$1,175,000	70.21%	204	0.26%
105	57 Continental Avenue, Flushing	0.07	1930	2,160	11/13/2014	$1,525,000	3/18/2010	$1,205,000	26.56%	56	0.42%
109	65 Continental Avenue, Flushing	0.10	1920	2,834	2/12/2015	$1,950,000	7/13/2007	$1,645,000	18.54%	91	0.19%
114	70 Exeter Street, Flushing	0.12	1910	3,119	5/1/2015	$2,020,000	9/9/2010	$1,650,000	22.42%	56	0.36%
139	6810 Dartmouth Street, Flushing	0.06	1925	1,780	10/4/2021	$1,165,000	10/1/2007	$685,000	70.07%	168	0.32%
156	6848 Dartmouth Street, Flushing	0.04	1925	1,782	7/5/2023	$998,998	2/25/2004	$510,000	95.88%	232	0.29%
159	6854 Dartmouth Street, Flushing	0.04	1925	1,782	12/17/2019	$1,250,000	11/5/2009	$730,000	71.23%	121	0.44%
177	6829 Dartmouth Street, Flushing	0.06	1930	1,782	4/27/2017	$1,080,000	9/9/2003	$500,000	116.00%	164	0.47%
194	6834 Clyde Stret	0.05	1930	1,782	5/15/2018	$950,000	9/6/2006	$770,000	23.38%	140	0.15%
	Median - Control Area Sales	***0.08***	***1925***	***2,074***							***0.33%***

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APPENDIX C:
APPRAISER QUALIFICATIONS

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Andrew R. Lines, MAI

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Andrew R. Lines, MAI, is a partner for CohnReznick Advisory Group's Valuation Advisory practice who is based in the Chicago office and has been a CohnReznick employee for over six years. Andrew has been involved in the real estate business for more than 15 years and has performed valuations on a wide variety of real property types including single- and multi-unit residential (including LIHTC), student housing, office, retail, industrial, mixed-use and special purpose properties including landfills, waste transfer stations, marinas, hospitals, universities, telecommunications facilities, data centers, self- storage facilities, racetracks, CCRCs, and railroad corridors. He is also experienced in the valuation of leasehold, leased fee, and partial interests, as well as purchase price allocations (GAAP, IFRS and IRC 1060) for financial reporting.

Valuations have been completed nationwide for a variety of assignments including mortgage financing, litigation, tax appeal, estate gifts, asset management, workouts, and restructuring, as well as valuation for financial reporting including purchase price allocations (ASC 805), impairment studies, and appraisals for investment company guidelines and REIS standards. Andrew has qualified as an expert witness, providing testimony for eminent domain cases in the states of IL and MD. Andrew has also performed appraisal review assignments for accounting purposes (audit support), asset management, litigation and as an evaluator for a large Midwest regional bank.

Andrew has earned the professional designation of Member of the Appraisal Institute (MAI). He has also qualified for certified general commercial real estate appraiser licenses in Arizona, California, Maryland, Florida, Wisconsin, Georgia, Illinois, Indiana, New Jersey and New York. Temporary licenses have been granted in Connecticut, Colorado, Ohio, Pennsylvania, Idaho, Kansas, Minnesota and South Carolina.

Education

- Syracuse University: Bachelor of Fine Arts

Professional Affiliations

- Chicago Chapter of the Appraisal Institute - Alternate Regional Representative (2016 – 2019)
- International Real Estate Management (IREM)
- National Council of Real Estate Investment Fiduciaries (NCREIF)

Community Involvement

- Fellows Alumni Network - World Business Chicago, Founding member
- Syracuse University Regional Council – Active Member
- Syracuse University Alumni Association of Chicago, Past Board member
- Chicago Friends School – Board Member

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Erin C. Bowen, MAI

Senior Manager, Valuation Advisory Services

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Erin Bowen, MAI is a Senior Manager with CohnReznick in Valuation Advisory Services. Ms. Bowen is based in Phoenix, Arizona, with presence covering the west coast. Ms. Bowen's work in Commercial Real Estate valuation spans over 12 years.

Ms. Bowen specializes in lodging, cannabis, seniors housing, large scale retail and multifamily conversion properties. Lodging work includes all hotel property types and brand segments including limited, full service and resort properties; additionally, Ms. Bowen has appraised numerous hotel to multifamily conversion properties including market rate and affordable housing. Cannabis work includes dispensaries, cultivation facilities including specialized indoor facilities and greenhouse properties, processing and manufacturing facilities. Senior's housing assignments include assisted living, skilled nursing facilities and rehabilitation centers. Retail work spans power centers, lifestyle centers, outlet centers and malls. She has appraised numerous additional properties including multifamily, office, medical office, industrial, churches, and vacant land.

Ms. Bowen has expertise in appraising properties at all stages of development, including existing as is, proposed, under construction, renovations and conversion to alternate use. Valuations have been completed nationwide for a variety of assignments including mortgage financing, litigation, eminent domain, tax appeal, estate gifts, asset management, as well as valuation for financial reporting including purchase price allocations (ASC 805). Impact Study Reports have also been generated for zoning hearings related to the development of solar facilities and wind powered facilities. Ms. Bowen has qualified as an expert witness and provided testimony for zoning and county commission hearings.

Education

- University of California, San Diego: Bachelor of Arts in Psychology and Theater; College Honors

Professional Affiliations

- Designated Member of the Appraisal Institute

Licenses

- State of Arizona (Certification #32052)
- State of California (Certification #AG3004919)
- State of Nevada (Certification #A.0208032-CG)
- State of Oregon (Certification #C001551)

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Joe Ficenec

Consultant, Valuation Advisory Services

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Joe Ficenec is a consultant in CohnReznick's Valuation Advisory Services practice and is based in the Sacramento office. Joe specializes in Impact Study Reports, which have been conducted for zoning hearings related to the development of solar facilities and wind powered facilities. He also has experience in assisting with the appraisal multifamily, office, industrial, retail, lodging and mixed-use properties for financing and purchase price allocation purposes.

Joe graduated with honors from the University of California, Davis in May 2017 with a major in managerial economics. Prior to joining CohnReznick, Joe worked as a Real Estate Assessor for a county government and as a consultant for a nationwide real estate firm in San Francisco.

Education

- University of California, Davis – B.S. Managerial Economics

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Ryan Field Concert Venue Traffic Impact Analysis

Peer Review Report

Prepared for

Most Livable City Association

Prepared by

August 14, 2023

COLLETTE M. FROHLICH
062-069299
LICENSED PROFESSIONAL ENGINEER
OF
ILLINOIS

Collette M. Frohlich

8/14/23

License Expires: 11/30/23

14050 N 83rd Ave, Suite 290, Peoria, AZ 85381
Contact: Collette Frohlich, PE | 480-788-5626 | collettef@greenlightte.com

1 ABBREVIATIONS

Abbreviation	Meaning
ADT	Average Daily Traffic
COE	City of Evanston
HCM	Highway Capacity Manual
IDOT	Illinois Department of Transportation
ITE	Institute of Transportation Engineers
LOS	Level of Service
NU	Northwestern University
PE	Professional Engineer
TIS	Traffic Impact Study
TNC	Transportation Network Company

2 SCOPE AND PROCESS

Category	Findings
Scope	The scope of work consisted of: • Review of the Ryan Field TIS (Project). • Preparation of peer review traffic engineering review comments.
Traffic Impact Analysis Review Process and Limitations	This report is based on significant and relevant findings obtained during a review of Project TIS by Collette M Frohlich, PE of Greenlight Traffic Engineering, LLC (Reviewer). This report has been developed in accordance with the preparer's understanding of the Project details, as well as the preparer's professional experience related to preparing and reviewing TISs. In addition, all review findings are based on available and provided documentation.
Examined Documents	The following documents were examined as part of this report: • Ryan Field TIS (Kimley Horn, April 2023)

3 PROPOSED PROJECT

Category	Findings
Project Developer	Northwestern University
Project Traffic Engineer	Kimley Horn
Project Description	Proposed redevelopment of Ryan Field to host concerts and other public events.
Project Location	Northeast corner of Central Street and Ashland Avenue, Evanston, Illinois.
Project Access	The Project will access be accessed via driveways on Central Street and Ashland Avenue.
Project Jurisdiction(s)	All study area streets are under jurisdiction of COE and IDOT.

4 EXECUTIVE SUMMARY

Greenlight Traffic Engineering completed a review of the Ryan Field Concert Venue Traffic Impact Study, prepared by Kimley Horn in April 2023. Overall, there were many assumptions made in the analysis that we did not agree with, and that no documentation was provided for. A summary of those items are detailed below.

4.1 LOS Analysis

There were several items that could not be verified as Synchro analysis outputs were not included in an appendix. Synchro software was used to analyze the capacity/level of service (LOS) of the intersections under pre-event and post-event conditions. The outputs from the software typically detail intersection geometry, traffic volumes, and some of the assumptions used in the analysis.

Based on Exhibit 3 of the study, it appears that the intersections may have been analyzed with additional turn lanes that do not currently exist. For example, at Central St/Ashland Ave, Exhibit 3 is showing an eastbound left-turn lane and a westbound right-turn lane. With on-street parking on both sides of Central St, it does not appear that this intersection constraints allow it to function with the assumed geometry. Parking may be prohibited during events; however, if that is the reason the exhibit is showing different geometry, it was not noted in the report text.

We also could not verify whether pedestrian traffic was taken into account in the LOS analysis. Heavy pedestrian traffic, such as those coming to/from the CTA and Metra stations or to the Taxi/TNCs staging area, will affect the LOS of the vehicular traffic. In addition, Kimley Horn appeared to use Synchro's Lanes, Volumes, Timings (LVT) methodology to obtain their LOS results for the signalized intersections. Based on our professional experience, this methodology typically provides more favorable results than using the industry standard Highway Capacity Manual methodology.

4.2 Arrival/Departure Percentages

The report utilizes a 50% attendee arrival rate in the peak hour before the event and an 85% attendee departure rate in the peak hour after the event. These percentages seem low on both ends. The study text provides an explanation that people may arrive early or stay late to patronize nearby restaurants and bars. However, nearby restaurants and bars are fairly limited, and some even close in the afternoon. Only a couple locations seem to be open after 10 p.m. (Mustard's Last Stand, Bluestone, Lush Food & Drink), and that is only on the weekends.

4.3 Missing Documentation

It is difficult to make an accurate determination of the impacts to the surrounding areas without additional information. A Transportation Management Plan was mentioned to be completed in the future, and some details were planned to be evaluated further in that document. In addition, a technical appendix was not included with the study. The study notes that the appendix contains backup information on transportation mode share and vehicle occupancy rate assumptions.

4.4 Existing Event Observations

The study text mentioned existing football game observations and stated that some operations for concert events would be similar to football games; however, the details of how this assumption was arrived at were not included. The report should include description regarding how traffic operations have functioned during past events, as well as detailed information on transportation mode share, shuttle ridership and routes, parking utilization on-site and off-site, access and parking restrictions on adjacent roadways, traffic bottlenecks, etc.

5 SUMMARY OF COMMENTS

Item No.	Sheet	Comment
Ryan Field, TIS (Kimley Horn, April 2023)		
1.	8	Minor text correction: "The Evanston Fire Station and North Shore Evanston Hospital are located approximately 2,000 feet **east** of the site directly east of the golf course."
2.	11	**Exhibit 3**: Update the existing roadway configuration for the Central St/Ashland Ave (all approaches), Central St/Asbury Ave (EB/WB approach geometry), Central St/Girard Ave (WB approach), Central St/Ridge Ave (missing EB/WB approach geometry), and Central St/Sheridan Rd (EB approach). Update model, analysis, and LOS results as needed.
3.	11	**Exhibit 3**: Add a northbound through lane at McCormick Blvd/Green Bay Rd. There are two existing northbound through lanes. In addition, the eastbound right-turn lane is actually a shared right-turn/left-turn lane.
4.	12-13	This section mentions observations at football games but does not provide specifics. Please provide additional information on traffic operations before and after a football game, such as shuttle ridership and routes, parking utilization, access restrictions, adjacent on-street parking restrictions, traffic bottlenecks, areas of concern, unsafe conditions for pedestrians, etc.
5.	14	Please update the Table number in the last sentence of the first paragraph.
6.	19	In the paragraph at the bottom where it discusses the rotation of the new stadium and plaza-like pedestrianized areas, there is no discussion of the impacts to the existing parking areas on the northeast, southeast and southwest corners of the stadium. It appears that the existing parking areas will be removed. Where will the buses for the musicians/equipment be parked?
7.	23	The 900 spaces shown for the Ryan Field – West parking lot do not match the number shown in Exhibit 2 (893 spaces).
8.	23	For the Ryan Field – East parking number, does that include the parking modifications/additions shown in Exhibit 2? The shape drawn does not go far enough north, nor does it encompass the proposed parking area of 171 spaces shown on Exhibit 2.
9.	26	**Table 3**: The number of spaces for the West Parking Lot and East Parking Lot do not match the numbers shown on Exhibit 6B and Exhibit 2.
10.	26	**Table 3**: Is the number of parking spaces shown for the Popular Avenue area already reduced to 85% of the available parking spaces?
11.	26	The number of parking spaces available if the Canal Shores parking lots (850 spaces) are not available is 5,672. The parking spaces available will have a deficiency in comparison to the 6,000-parking space required per the assumptions.
12.	26	Please provide documentation to support 80% availability of the parking lots in Downtown Evanston and NU Campus. Per response letter dated June 27, 2023 to the City from DLA Piper, parking garage utilization data was obtained and a figure of 67% availability was used. No supporting documentation of the typical parking availability was provided.
13.	26-27	Include a discussion regarding the increase in the shuttle traffic and pedestrians and its impact if the Canal Shores parking lots are not available.
14.	27	**Table 4**: Will the driveway on Central St for the West Parking Lot be barricaded during events? Include discussion in the report and analyze if it will be open.
15.	29	How do shuttles reach the stadium from Lincoln St? The traffic signal at Central St/Ashland Ave does not have signal heads for northbound traffic. Include discussion in the text.
16.	30	Please provide documentation to support the assumption that 52% of the concert attendees will ride using personal automobiles.
17.	30	Please provide documentation to support the assumption that 30% of the concert attendees will utilize CTA (Purple Line).
18.	30	Please provide documentation to support the assumption that 10% of the concert attendees will utilize Metra.
19.	31	Please provide reference documentation to support the occupancy rate per vehicle.
20.	32	"*The urban nature of the location around Ryan Field, specifically Central Street toward Green Bay Road, is expected to offer an experience that extends beyond the end of the event*." Many of the restaurants and shops east of Ryan Field on Central Street close before 10pm. Only a couple locations seem to be open after 10 p.m. (Mustard's Last Stand, Bluestone, Lush Food & Drink), and that is only on the weekends. It seems attendees will need to go elsewhere post-event entertainment. Therefore, an assumption of 85 percent of fans to depart during the hour following the event seems low.

Item No.	Sheet	Comment
21.	32	The study assumes "*approximately 50 percent of the fans are expected to arrive during the hour before the main event*". Please provide documentation to support this assumption. Due to the limited number of restaurants and bars near the stadium, opportunities for pre-game entertainment are low.
22.	33	Update the trip generation table to include the Party Bus/Trolley trips and update the shuttle trips to be calculated off of attendees instead of trips (i.e. 4,560/40 = 114). It appears as though the correct numbers are already included in Exhibit 7B and 7D, but it didn't make it into the table.
23.	36	Please provide separate exhibits for the Onsite and Offsite trips assignment.
24.	36	**Exhibit 7A:** Please swap Inset B and Inset C labels on the roadway layout to match the correct intersections and other figures.
25.	36	**Exhibit 7A:** Missing volumes at Ashland Ave/Isabella St.
26.	38	A high volume of pedestrians is expected near the concert venue. Was this included in the Synchro model? Also, provide measures to counteract the pedestrian volumes at the signalized intersection near the Field.
27.	44	Synchro's Lanes, Volumes, Timings (LVT) methodology is less conservative as the HCM methodology. Please provide the LOS result based on HCM 6 or 7 methodology for all intersections.
28.	59	The parking projections do not include the parking required for concert organizers and employees. This will result in an increase in parking deficiency for the concert events.
29.	64-70	Update geometry for eastbound/westbound approaches at Central St/Ashland Ave, Central St/Asbury Ave, and Central St/Sheridan Rd. There is one shared lane on each approach in the existing conditions. In addition, update geometry for all approaches at Ridge Ave/Lincoln St to one shared lane.
30.	66	**Exhibit 10C**: The Year 2026 Post-Event Conditions need to be swapped for the Ashland Avenue/N West Lot Drive and Ashland Avenue/S West Lot Drive.
31.	Gen	Please update the description for the 95th percentile discussion at all signalized intersections per the HCM 6 or 7 methodology.
32.	Gen	Please update the conclusions and recommendation per the comments above.
33.	Gen	A Transportation Management Plan should be provided with the study.
34.	Gen	The technical appendix should be provided with the study to help verify study assumptions.

August 14, 2023

Most Livable City Association (MLCA)
P.O. Box 7046
Evanston, IL 60204

Re: Rebuttal Report to Northwestern's Traffic and Parking Study
Ryan Field, Northwestern University
NEC Central St/Ashland Ave
Evanston, IL 60208

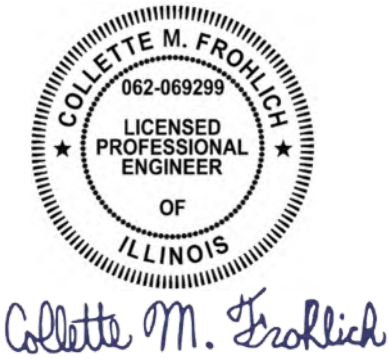
To Whom It May Concern:

I have reviewed the Rebuttal Report to Northwestern's Traffic and Parking Study, dated July 23, 2023, prepared by Kenneth G. Proskie. I have no exceptions taken with the report.

Sincerely,
Greenlight Traffic Engineering, LLC

Collette M. Frohlich

Collette Frohlich, PE
Senior Project Engineer
collettef@greenlightte.com
(480) 788-5626



Collette M. Frohlich
8/14/23
License Expires: 11/30/23

BACKGROUND AND EXPERIENCE

This report was prepared by Kenneth G. Proskie. Mr. Proskie has over 42 years of professional experience in the environmental and occupational health engineering profession, with broad technical, consulting, and management experience. He has designed, managed, and audited regulatory compliance for these programs at a broad range of multi-national manufacturing corporations. He has Bachelor of Science degree in industrial/operations engineering, and a Master of Science degree in environmental, occupational health, and safety engineering.

Until his recent retirement from professional practice, Mr. Proskie was a Certified Industrial Hygienist (CIH), Certified Safety Professional (CSP), Certified Professional Environmental Auditor (CPEA), and Registered Occupational Hygienist (ROH in Canada). He is a member of the American Industrial Hygiene Association and the American Society of Safety Engineers, where has served as an officer and on several committees of both organizations.

Executive Summary

In its zoning text amendment application for the U2 Zoning District, Northwestern requests approval to significantly expand the number and types of permitted events. Additional requested events include 10 public-facing concerts per year with attendance up to stadium capacity (up to 35,000 spectators) and an unlimited number of various other events with attendance up to 10,000 at each. These events are not permitted in the current zoning code.

It is widely recognized that these additional events will have an impact on traffic and parking in areas surrounding the stadium. The area could experience unprecedented traffic and parking impacts on any day of the year. For the ten days with stadium capacity concerts, the impacts will be experienced in multiple areas of Evanston and Wilmette.

As part of its application for approval of the text amendment, Northwestern has submitted a ***"Concert Venue Traffic Impact Study"***, prepared by Kimley Horn, to support its proposal and to mitigate detrimental impacts. We believe that this study is flawed, incomplete, and does not sufficiently address the full range of traffic and parking impacts likely to occur. In addition, the conclusions and recommendations presented in the report are not realistic, will create adverse impacts on residents and businesses (including downtown Evanston), and cannot be supported by the existing infrastructure. We specifically argue:

1. The Kimley Horn report makes the unsupported and flawed assumption that 30% of concert attendees will travel to/from the concert using the CTA Purple Line.

2. The Kimley Horn report makes the unsupported assumption that 10% of concert attendees will travel to/from the concert using the METRA UP-North rail line.

3. The Kimley Horn report makes the flawed assumption that 52% of concert attendees will travel to/from the concert using a personal auto.

4. The Kimley Horn report incorrectly assumes that 80% of parking spaces in downtown parking lots will be available for concert parking. The later revised estimate of 67% is likely incorrect also.

5. Based on Items 1-4 above, the Kimley Horn report incorrectly concludes that the number of parking spaces available will be sufficient to meet parking demand for sold-out concerts. There will actually be a deficit in parking spaces.

6. Based on Items 1-4 above, the Kimley Horn report significantly underestimates the number of shuttles that will be needed to transport concert attendees to/from downtown and Northwestern lots.

7. Use of the downtown parking lots for concerts will create unavoidable congestion and crowd out other patrons who will not have access to parking needed for restaurants, the movie theater, and the Northlight Theater (scheduled to open next year).

8. Northwestern has not submitted a Traffic Management Plan for the demolition and construction phases of the stadium project.

9. Northwestern has not submitted a Traffic Management Plan to show how large equipment and semi-trucks will access and circulate through the community, site, and loading area to deliver and remove concert venue equipment.

10. Northwestern has not submitted a comprehensive event Traffic Management Plan for proposed concerts and other events.

11. The Kimley Horn street/intersection capacity analysis and conclusions are flawed and inaccurate.

12. The scope of the Kimley Horn study does not include a traffic and parking analysis, nor mitigation recommendations, for the unlimited events of up to 10,000 persons, which are larger crowds than collegiate basketball games at Welsh Ryan Arena (capacity of 7,039 persons).

Item 1

The Kimley Horn report makes the flawed assumption that 30% of concert attendees will travel to/from the concert using the CTA Purple Line.

Kimley Horn doesn't provide a valid basis for this assumption, which is flawed, unrealistic, and unattainable for the reasons below.

Even if Northwestern promotes and encourages CTA usage, the maximum number of persons who could ride the CTA Purple Line over a 2-hour peak time before/after a concert is 15-16%. As shown in Attachment 1 (on page 14), we estimate that a maximum of 4,600 persons could ride the CTA, not 8,550 persons as assumed in the Kimley Horn report. This estimate is based on CTA infrastructure capacity data for the Purple Line (6 car trains, 4 trains per hour, all fully loaded to 80% of "crush capacity" for two hours (96 passengers per car), and that all passengers on every car are traveling to the concert). Even this seems like an unrealistic, overly optimistic, unsustainable scenario. It doesn't happen for sold-out baseball games and concerts at Wrigley Field.

At a recent public meeting, Kimley Horn verbally estimated 25-35% of spectators at Wrigley Field baseball games commute to the event using the CTA. Assuming 30% ridership, this translates to roughly 12,000 persons for a sold-out Wrigley Field game or concert. The reality is that a relatively equal number of CTA riders travel southbound toward downtown Chicago versus northbound toward Evanston. This means that only 15% of Cubs game attendees ride northbound on CTA trains (maximum of 6,000 persons). Of these, most exit the train in Chicago. The remaining passengers ride to Howard Street, where about ½ transfer to the Yellow Line (Skokie) and ½ take the Purple Line. Realistically, this means that only 4% of Cubs game attendees use the Purple Line (roughly 1,500 persons). Even though only about 4% of attendees for a sold-out Cubs game use the Purple line, it doesn't mean that more won't use the Purple line to get to a concert. While many attendees of Cubs games can come from multiple CTA lines, the Purple line is the only line that goes to Ryan Field. **The bottom line is that it is highly misleading to assume/suggest that 30% CTA ridership to Cubs games means that 30% can ride to a concert at Ryan Field. It would be physically impossible due to capacity and infrastructure constraints described above.**

Northwestern states that it is in discussions with CTA, hoping to leverage transit service for Ryan Field concerts by supplementing service schedules with additional trains. Again, this is infeasible and highly unlikely. Purple Line platform length is limited to 6 cars per train. CTA does not modify its schedule for sold-out events at Wrigley Field, and there is no evidence whatsoever to suggest that it will/can provide additional service for Ryan Field concerts.

Item 2

The Kimley Horn report makes the unsupported assumption that 10% of concert attendees will travel to/from the concert using the METRA UP-North rail line.

The 10% estimate matches reported data for Ravinia concerts. However, the 10% Ravinia estimate already includes an extra train that METRA operates on concert dates. These trains are usually full of Ravinia patrons and would not be able to accommodate an additional 10% of new passengers who want to attend a Ryan Field concert.

Furthermore, METRA does not provide additional trains at the end of Ravinia concerts. Trains run on a regular schedule. Passengers who miss the first train need to wait on the platform for up to an hour for the next regularly scheduled train. Where will Ryan Field concert attendees wait at the end of a concert? This is especially a concern on evenings with Ravinia concerts when the trains arriving at Central Street will likely be full (or partially full) with other passengers traveling back to Chicago.

Northwestern states that it is in discussions with METRA to provide additional train service for concerts at Ryan Field but has not provided any evidence that this will happen. To reach the 10% assumption for a Ryan Field concert, METRA would need to add 2-3 additional trains during the peak 2-hour period before and after concerts. While desirable, it seems highly unrealistic to assume/suggest that 10% of Ryan Field concert attendees will be able to use this mode of transportation.

Based on this reality, we believe that a more sensible maximum estimate of METRA ridership should be based on 50% available capacity on three METRA trains within the 2-hour peak times before and after a Ryan Field concert. Even this is doubtful and overly optimistic, but it translates into 2,285 passengers riding METRA, or a maximum of 8% of Ryan Field concert attendees (not 10% as assumed in the Kimley Horn report).

Item 3

The Kimley Horn report makes the flawed assumption that 52% of concert attendees will travel to/from the concert using a personal auto.

Kimley Horn does not provide a rationale for the 52% estimate. As we state in Items 1 and 2 above, we believe that the maximum CTA ridership will be 16% (not 30%). METRA ridership will be roughly 8% (not 10%). This will result in an 16% net reduction in Kimley Horn's estimates for public transit to Ryan Field concerts. It seems appropriate and realistic to conclude that these folks will need to use a personal auto to travel to Ryan Field concerts. This would increase the personal auto estimate from 52 to 68% of concert attendees, which is more consistent with Ravinia data, where 90% of attendees use a personal auto.

After making these adjustments, we calculate that 19,380 persons (68% of 28,500) will arrive by car. Assuming 2.5 persons per car, 7,752 cars will require a parking space. See Item 5 below and Attachment 2 on page 15.

Item 4

The Kimley Horn report incorrectly assumes that 80% of parking spaces in downtown public parking garages will be available for concert parking. The later revised estimate of 67% is likely incorrect also.

The total number of parking spaces in three City-managed downtown parking structures is 3,583. Kimley Horn estimated that 80% of these spaces (2,866) would be available for concert attendees. We believe that far fewer parking spaces will be available in downtown garages. For example, the Maple Avenue garage is heavily used by patrons of the AMC Evanston 12 movie theater and nearby restaurants. This garage often seems to be over 50% full. From personal observations at these garages, availability seems to be significantly less than Northwestern's assumptions.

Evanston City Staff asked for evidence to support the 80% assumption. Northwestern reviewed actual utilization data. Subsequently, in a June 27, 2023 letter reply to City staff, Northwestern revised their estimates downward to 67% availability. At the same time, they added four different parking garages into the inventory to claim an overall similar net number of available downtown parking spaces.

However, the revised estimates that Northwestern provided in their June 27 letter to the City are also incorrect. The 67% availability may not be accurate due to math errors in the table.

1. At the Maple Avenue garage, the June 27 letter states that 840 spaces are available (70% availability). This is incorrect. This garage has a known published capacity of 1,400 spaces. When doing the math, this means that availability is only 60% (not 70%).

2. At the Sherman Plaza garage, the June 27 letter states that 840 spaces are available (70% availability). Again, this is incorrect. This garage has a known published capacity of 1,583 spaces, which means that availability is 53% (not 70%).

3. In the same June 27 letter, Northwestern reported a revised total of 2,924-2,949 available parking spaces for all seven downtown facilities. However, when adding up the columns of data in the June 27 letter, the numbers total up to 2,829-2,859 spaces.

Item 5

Based on Items 1-4 above, the Kimley Horn report incorrectly concludes that the number of parking spaces available will be sufficient to meet parking demand for sold-out concerts. There will actually be a deficit in parking spaces.

The Kimley Horn report indicates that 6,522 parking spaces will be available for Ryan Field concerts. Based on 52% of concert attendees using a personal auto, they calculate a parking demand of 5,928 spaces, resulting in a surplus of 594 available parking spaces for sold-out Ryan Field concerts. As described in Items 1-3 above, we believe that a more realistic estimate is that 68% of concertgoers will use a personal auto. Based on this estimate, we calculate a parking demand of 7,752 parking spaces, which will result in a **deficit of 1,230 spaces**. Refer to Attachment 2 on page 15. These estimates depend on the availability of 850 parking spaces at the Canal Shores Golf Course, which Kimley Horn and City staff agree is not guaranteed to be available.

Item 6

Based on Items 1-4 above, the Kimley Horn report significantly underestimates the number of shuttles that will be needed to transport concert attendees to/from downtown and Northwestern lots.

As itemized in the Kimley Horn report, onsite parking lots near Ryan Field can accommodate only 2,366 automobiles. The report concludes that the remaining 3,562 automobiles (9,195 persons) will park at one of the remote lots located in downtown Evanston and on the Northwestern campus. These persons will need to be transported on shuttle buses from the remote parking lots to/from the concert. Column A of Attachment 3 (page 16) presents the data provided by Kimley Horn. Their report recommends 75-115 shuttle vehicles, each making 2-3 roundtrip shuttle runs per hour before and after a concert.

However, the Kimley Horn calculations are based on 52% of concertgoers using a personal auto. As stated earlier, we believe that a more realistic estimate is that 68% will use a personal auto. Column B of Attachment 3 (page 16) indicates that 13,904 attendees will require shuttle transportation. An estimated 113-174 shuttle vehicles will be required, not 75-115 as stated in the Kimley Horn report.

The Kimley Horn report suggests that shuttle buses can complete 2-3 roundtrip shuttle runs per hour. We believe that 3 shuttle runs per hour is impossible. Even 2 shuttle runs per hour are optimistic and depend on ideal conditions. At best, under ideal conditions, it will take 5 minutes to load passengers at a remote lot, 10 minutes to commute to the venue, 5 more minutes to unload, and 10 minutes to return to the remote lot (a total of 30 minutes for a roundtrip). For Ryan Field concerts, actual commuting time is likely to be higher due to the expected high traffic volumes, pedestrian traffic, congestion, waiting times, etc.

Item 7

Use of the downtown parking lots for concerts will create unavoidable congestion and crowd out other patrons who will not have access to parking needed for restaurants, the movie theater, and the Northlight Theater (scheduled to open next year).

The Kimley Horn report indicates that Northwestern needs to rely heavily on the availability of campus and downtown City-managed parking lots and garages. The report concludes there will be enough parking spaces to meet demand, but this conclusion is based on flawed assumptions of CTA and METRA ridership. As described in Item 5 above, there will be a deficit of available parking spaces in remote lots.

1. When Ryan Field concert patrons are directed to downtown parking garages, we believe that parking demand will overwhelm availability. As an example, the downtown Maple Street parking garage has an inventory of 1,400 spaces for passenger cars. The latest estimates from Northwestern indicate that 840 spaces will be available (60%). However, on many evenings, especially weekends, this lot is well over 50% full of restaurant customers, permit holders, and AMC Evanston 12 theater patrons (and soon Northlight Theater patrons). It is highly doubtful that 840 spaces will be available for Ryan Field concert attendees. Similar capacity constraints will likely occur at other downtown garages.

2. As a result, we anticipate that there will be significant traffic congestion, competition for parking spaces, and general disarray in the downtown area. Cars will need to find alternative parking and circulate through downtown and adjacent neighborhoods multiple times before finding and selecting another lot or on-street parking spot. This will add considerable "duplicate" volume to the existing traffic, create indecisiveness on where to turn and which direction to try next, add to delays, and crowd out movie, theater, and restaurant patrons.

3. Concert patrons will need to be transported the last mile to Ryan Field from these lots via a proposed shuttle. As described in Item 6 above, well over 100 shuttle buses will be required, which will add to the traffic congestion as they circulate and queue up to load and unload passengers.

Item 8

Northwestern has not submitted a Traffic Management Plan for the demolition and construction phases of the stadium project.

A resident who has worked closely with the trucking industry for 40 years estimates that at least 14,000 truckloads will be required during the 2.5-year year demolition/construction period.

Each vehicle will be loaded one-way only – which means 28,000 semi-tractor trailer trips on local residential streets:

- 5,000 loads to haul away 70,000 tons of demolition debris
- 4,000 more to remove soil required to lower the field and truck dock by 21'4"
- 5,000 more to bring new material to the site
- Thousands of contractors will require parking and shuttle transportation

On December 8, 2022, the City requested that Northwestern submit a "Construction Management Plan", including information regarding truck routes, contractor parking, etc. Five months after the City asked for this information, Northwestern's attorney responded that it will eventually submit a "Construction Management Plan." It still hasn't. Given the enormity and duration of the construction and parking requirements, we believe that it is essential for this information to be submitted to the City before consideration of the project.

Item 9

Northwestern has not submitted a Traffic Management Plan to show how large equipment and semi-trucks will access and circulate through the community, site, and loading area to deliver and remove concert venue equipment.

Touring bands are traveling construction projects. They travel with tons of performance equipment in 12 to 50 semi-tractor trailers (sometimes over 100 trucks): staging, trusses, lighting, video screens, speakers, amplifiers, instruments, props, pyrotechnics, catering equipment, support staff, and more. The tractor-trailers won't fit under many Evanston viaducts, which limits the routing options for truck convoys. Despite City Staff requests, Northwestern has not provided a traffic plan to route and deliver these convoys of equipment to Ryan Field. Its lawyer says a Traffic Management Plan ("TMP") will handle everything, but no such plan exists.

Depending on the act, it takes from two to seven days to deliver the cargo and set everything up. Each concert will create multiple-day road traffic impacts, not limited to the concert date itself. This 2½-minute video depicts the load-in/set-up process at a venue-comparable 30,000-seat stadium: https://www.youtube.comt/watch?v=JgGuRKgvWQ4 It can also take days to deconstruct and remove this equipment. Construction and deconstruction work occurs all day and night long in many cases.

Item 10

Northwestern has not submitted a comprehensive event Traffic Management Plan for proposed concerts and other events.

Events such as stadium concerts (and even smaller events) have an impact on traffic mobility in the wider area. Access roads become congested; parking places fill up; public transit handles much larger passenger volumes; sidewalks and cycle paths become congested so that pedestrians, cars, and cyclists end up in between each other; disruptions occur for residents; emergencies occur.

Coordinating the various transportation modes requires a thorough, planned approach, with input from a variety of stakeholders, including well-defined roles and responsibilities, materials and equipment deployment, communications methods, contingency plans, emergency plans, etc. Transportation managers do not have the luxury of trial and error in managing event traffic. Once an event begins, they have a limited amount of time in which to get it right. Thus, coordinated planning well in advance of an event is essential.

In a June 12, 2023, letter to Northwestern, City Staff has requested an event-based comprehensive Traffic Management Plan. On June 27, Northwestern's attorneys responded by writing that such a plan was currently in development. Given the size, frequency, and intensity of the proposed events at the proposed Ryan Field, we believe that a credible and thorough plan is essential. However, it does not exist yet and has not been provided as part of the text amendment application.

Item 11

The Kimley Horn street /intersection capacity analysis and conclusions are flawed and inaccurate.

Street traffic access to Ryan Field occurs via a few key single-lane urban traffic corridors, including Central Street, Lincoln Street, Isabella Street, and Green Bay Road. During collegiate football and basketball games, significant delays occur on these and other nearby residential streets. in contrast to most other large stadiums, there are no divided, multiple-lane highways to provide access to Ryan Field.

Using a software program, Kimley Horn completed a capacity analysis of nearby streets and intersections to determine the ability to accommodate pre- and post-event traffic volumes for concerts at Ryan Field with 28,500 attendees. We believe that the conclusions for many of the streets and intersections are highly inaccurate and grossly underestimate actual traffic volumes.

At the Central Street and Ashland intersection, for example, the report concludes that the maximum projected eastbound queue will be 12 vehicles before a sold-out concert. However, it is well-known that traffic backs up considerably (sometimes for miles) even though police officers control these intersections. The photo below shows traffic backed up for a 2022 basketball game with only 7,000 attendees.



In a second example below, the Kimley Horn report concludes that the Ashland/Isabella intersection is expected to operate at a "Category A Level of Service" (unimpeded movement, free-flow conditions) on all approaches before and after sold-out weekday and weekend concerts. The two videos below were taken less than one block from this intersection before a sold-out Northwestern basketball game on February 15, 2023, attended by approximately 7,000 persons. The first video below shows typical backed-up traffic before the game. The second video shows cars traveling down residential alleys to bypass the gridlock on Isabella Street.

https://www.youtube.com/watch?v=UJMsDnUfchM&list=PLHEJFQeWEJxV7h_ZuzCV85eBlbyXTa0wv&index=1

https://www.youtube.com/watch?v=yxtwXBUhHMc&list=PLHEJFQeWEJxV7h_ZuzCV85eBlbyXTa0wv&index=2

In the third example below, the image below depicts normal traffic volume on Central Street (the primary access road for Ryan Field) on days without any events. In this image, taken on July 23, 2023, cars are backed-up single-file for over 0.25 miles while waiting through multiple cycles of a traffic signal.



These are only a few examples of the flawed capacity analysis and resulting inaccurate conclusions in the Kimley Horn report.

Item 12

The scope of the Kimley Horn study does not include a traffic and parking analysis, nor mitigation recommendations, for the unlimited events of up to 10,000 persons, which are larger crowds than collegiate basketball games at Welsh Ryan Arena (capacity of 7,039 persons).

In its text amendment application, Northwestern seeks to host an unlimited number of 10,000-person events at the proposed Ryan Field. As described in Item 11 above, it is well known that events with 7,000 persons at Welsh Ryan Arena can create significant traffic gridlock and parking congestion due to the very limited street access.

1. Instead of 18 collegiate basketball games per year with 7,000 attendees, the text amendment seeks to host an unlimited number of 10,000-person events on any day of the year. Every day could create more congestion than that of a typical sold-out basketball game.

2. Northwestern has 1,365 parking spaces at its East and West Ryan parking lots. This is enough parking for only 3,412 persons, not 10,000. Even if only 70% of attendees drive a car to a 10,000-person event, 1435 cars (3,588 persons) will need to find a place to park. Since nearby on-street parking will likely be prohibited (as indicated in the Kimley Horn report), patrons will need to find remote parking. Shuttle buses may be needed.

Yet, even though requested by City staff, Northwestern has not submitted a traffic and parking study or management plan for these types of events as part of its text amendment application. We believe that such a study and plan must be completed, and it must include a credible plan to manage traffic flow, provide enough parking, and specify other mitigations to reduce known problems with congestion and parking availability.

Conclusions and Recommendations

The 12 items above call into question the accuracy, integrity, and completeness of Northwestern's assumptions and conclusions when providing traffic and parking information to the City. Northwestern has not provided enough information to make informed decisions. In addition, the information that has been provided is based on unverified/flawed assumptions, which result in incorrect and biased conclusions and recommendations.

The question of relying on a developer's traffic/parking study has been posed previously by City staff and Councilmembers. At the June 14, 2021, Planning and Development Committee Meeting, Johanna Nyden (former Community Development Director) stated that in more than ten years of working for the City, she had never seen a developer's traffic study that concluded there would be significantly more traffic from a new development. Councilmember Wynne agreed and stated that the City should conduct its own independent analyses of such studies which are often biased. See https://www.youtube.com/watch?v=F9GLCRMsiTc&t=2536s (starting at 42:00 on the recording).

Given the substantially increased frequency and intensity of proposed events, the inherent bias in developer studies, and the impact on the surrounding community (and even downtown businesses), we strongly recommend the following:

1. The City should conduct its own traffic and parking study to obtain accurate, unbiased data provided by an independent **qualified** traffic consultant. It is essential that the scope of such a study include smaller 7,500- to 10,000-person events (not just sold-out concerts). Northwestern is seeking to host an unlimited number of these events, which are widely known to create considerable detrimental traffic and parking impacts. There is only enough parking at Ryan Field lots for 1,365 cars (3,400 persons).

2. The City should require Northwestern to provide the missing traffic management plans before further consideration of the proposed zoning amendment and planned development.

Even if a more credible, complete traffic and parking study is performed, one must acknowledge that Ryan Field is entirely surrounded by residentially zoned family neighborhoods. The stadium is not surrounded by acres of sufficient parking. There are no interstates or arterial roads. There are only a few single-lane "collector roads" and residential streets that provide access to Ryan Field, Evanston Hospital, a fire station, five elementary schools, city parks, and over 500 homes. The capacity of the existing streets and parking is not adequate to support frequent large events, even with the maximum possible use of public transit and remote parking. This makes concerts and frequent large events incompatible with the character of the surrounding development, which is primarily residential.

The increased frequency and intensity of traffic and parking congestion will create enormous detrimental impacts on the entire community, including downtown Evanston and neighboring Wilmette. It is already well known that large events such as 6-7 collegiate football and 15-18 basketball games (per year) cripple traffic congestion and parking availability in the surrounding area. Adding concerts and an unlimited number of 7,500-10,000 person events would completely change the character of the surrounding neighborhood from a residentially zoned community to a severely congested commercial entertainment center.

Respectfully Submitted,



Kenneth G. Proskie

ATTACHMENT 1

TRANSPORTATION MODE F0R RYAN FIELD CONCERT VENUE

	COLUMN A	**COLUMN B**
	Kimley Horn Transportation Mode Assumptions for Ryan Field Concerts	**Realistic Transportation Modes Based on Capacity Data for Ryan Field Concerts**jamesdchiarelli@gmail.com
CTA Passengers During 2-Hour Peak Before/After Concert	8,550 (30% assumed; no rationale provided)	4,608 (16% of concert attendees based on 96 concert attendees per train car (80% of crush capacity), 6 cars per train, 4 trains per hour, all passengers on all trains are Ryan Field concert attendees)
METRA Passengers During 2-Hour Peak Before/After Concert	2,850 (10% assumed; no rationale provided)	2,285 (8% of concert attendees based on 95 concert attendees per train car, 8 cars per train, 3 trains within 2-hour peak, and 50% of passengers are Ryan Field concert attendees)
Concert Attendees Using a Personal Auto	14,820 (52% (assumed; no rationale provided)	19,380 (68% based on the above revised estimates of CTA and METRA ridership)

Footnotes:

1. All values are based on a sold-out concert with 28,500 attendees.
2. CTA Purple Line platforms have a capacity of 6 train cars; trains are scheduled every 15 minutes; the published capacity is 61 persons per train car; and the "crush capacity" is 123 persons per train car.
3. The METRA platform at Central Street has a capacity of 8 train cars; 3 trains are assumed per 2-hour peak before concerts (including 1 extra concert train like Ravinia); the seated capacity of 138 passengers per train car; and the "crush capacity" is 238 passengers per train car. The 50% adjustment is based on trains already partially loaded (sometimes fully loaded) with passengers traveling to Ravinia concerts and other regular commuters.
4. "Crush Capacity" is defined to be the number of passengers that can squeeze into a train car, assuming that every seat is occupied and that standing passengers are crushed against one another. There is no space for another passenger to enter without causing serious discomfort to the passengers on board.
5. In Column B, the Kimley Horn assumptions are adjusted to reflect the revised CTA and METRA ridership estimates, based on real capacity data and crush capacities.

ATTACHMENT 2

PARKING REQUIREMENTS F0R RYAN FIELD CONCERT VENUE

		COLUMN A	COLUMN B
		Kimley Horn Assumptions	**Realistic Maximum Based on Revised Estimates Provided in Attachment 1**
LINE 1	**Concert Attendees Using a Personal Auto**	14,820 (52% of attendees per Kimley Horn report)	19,380 (70% of attendees per Attachment 1)
LINE 2	**Parking Demand (spaces needed)**	5,928 (2.5 persons per vehicle)	7,752 (2.5 persons per vehicle)
LINE 3	**Onsite Parking Spaces Available**	2,366 (Kimley Horn report)	2,366 (Kimley Horn report)
LINE 4	**Remote Parking Spaces Available**	4,156 (Kimley Horn report)	4,156 (Kimley Horn report)
LINE 5	**Total Parking Spaces Available (Line 3 + Line 4)**	6,522 (Kimley Horn report)	6,522 (Kimley Horn report)
LINE 6	**Remote Parking Spaces Needed (Line 2 – Line 3)**	3,562	5,386
LINE 7	**Remote Parking Spaces (Surplus versus Deficit) (Line 4 – Line 6)**	594 (surplus)	1,230 (deficit)

Footnotes:

1. All values are based on a sold-out concert with 28,500 attendees.
2. "Parking Demand" is based on 2.5 concert attendees per vehicle (same as Kimley Horn's report).
3. "Parking Spaces Available" (onsite, remote, and combined total) is based on values in the Kimley Horn report. The total number of available spaces is 6,522. Of these, 2,366 are onsite (1,316 in the east and west lots, 850 on Canal Shores golf course, and 200 in the Poplar lots). The remaining 4,156 remote spaces are located in remote downtown and Northwestern campus lots/garages.
4. The 850 spaces at Canal Shores golf course are included in the totals for onsite parking, but as noted in the Kimley Horn report and by City staff, this is not guaranteed to be available.
5. Kimley Horn assumes that 80% of the parking spaces in each downtown and Northwestern remote lot will be available for concert attendees.

ATTACHMENT 3

SHUTTLE REQUIREMENTS FOR RYAN FIELD CONCERT VENUE

	COLUMN A	**COLUMN B**
	Kimley Horn Assumptions	**Realistic Maximum Based on Revised Estimates Provided in Attachments 1 and 2**
Persons Who Need Shuttle for Remote Parking	9,195 (3,562 offsite cars per Kimley Horn report)	13,904 (5,386 offsite cars per Attachment 2)
Shuttle Requirements 0-1 Hour Before Concert	• 4,598 persons • 115 shuttle runs • 58 shuttle buses	• 6,952 persons • 174 shuttle runs • 87 shuttle buses
Shuttle Requirements 1-2 Hour Before Concert	• 4,597 persons • 115 shuttle runs • 58 shuttle buses	• 6,952 persons • 174 shuttle runs • 87 shuttle buses
Shuttle Requirements 0-1 Hour After Concert	• 7,816 persons • 195 shuttle runs • 98 shuttle buses	• 11,818 persons • 296 shuttle runs • 148 shuttle buses
Shuttle Requirements 1-2 Hour After Concert	• 1,379 persons • 35 shuttle runs • 18 shuttle buses	• 2,086 persons • 52 shuttle runs • 26 shuttle buses
Recommended Number of Shuttle Vehicles	75-115 (Kimley Horn report)	113-174

Footnotes:

1. All values are based on a sold-out concert with 28,500 attendees.
2. "Persons Who Need Shuttle for Remote Parking" are based on the number of remotely parked personal autos, each with 2.58 passengers (per the Kimley Horn report).
3. "Shuttle Requirements" are based on the following assumptions from the Kimley Horn report:
    a. A 40-passenger capacity per shuttle vehicle
    b. Each shuttle vehicle makes two roundtrip runs per hour
    c. 50% of shuttle riders require use 0-1 hour pre-concert
    d. 50% of shuttle riders require use 1-2 hours pre-concert
    e. 85% of shuttle riders require use 0-1 hour post-concert
    f. 15% of shuttle riders require use 1-2 hours post-concert

Introduction and Opinions

My name is Timothy Guimond. I previously worked as an economist and consultant for over 36 years. I hold an M.A. in Economics from the University of Chicago as well as two degrees from Northwestern University. I have previously testified before the Evanston City Council as an economic expert. My c.v. is attached.

Northwestern University has applied for a zoning text amendment to commercialize the U2 District (the "Zoning Changes"), including permitting up to ten, 28,500-person concerts at the new Ryan Field, an unlimited number of 10,000-person events, and outside communal areas at the U2 District (the "Events"). In addition, it has applied for a planned development that would allow it to rebuild Ryan Field, the football stadium. My analysis and opinions focus primarily on the proposed Zoning Changes and Events.

After reviewing Northwestern University's economic impact study of its proposal to rebuild Ryan Field and stage for-profit concerts there, authored by Tripp Umbach (the "Study"), and using my background, experience, and knowledge of the voluminous sports and arena economics literature, including discussions with several authors of those studies, I have reached the following expert opinions:

1. The extensive and vibrant economic literature on sports stadiums and arenas overwhelmingly concludes that "sports venues do not generate large positive effects on local economies" and in many cases actually LOWER local incomes, tax revenues and property values.

2. Northwestern has not produced a legitimate economic impact study since they only address positive impacts. Moreover, their projections of positive impacts are grossly overstated.

Economic experts in this field believe the true impact would likely be far less than 10% of the Study's projections.

First Opinion: The extensive and vibrant economic literature on sports stadiums and arenas overwhelmingly concludes that "sports venues do not generate large positive effects on local economies" and in many cases actually LOWER local incomes, tax revenues and property values.

The peer-reviewed economic research on the impacts of sports arenas and stadiums on local economies is voluminous, extending across several decades. An early review of 15 studies reported that "In every case, the authors find that the local economic impact of sports teams and facilities is far smaller than proponents allege; in some cases, it is negative. These findings are valid regardless of whether the benefits are measured for the local neighborhood, for the city, or for the entire metropolitan area...."[1] It's notable that, with improvements in research over time, these "analyses continue to confirm the decades-old consensus of very limited economic impacts of professional sports teams and stadiums.... This literature contains near-universal consensus evidence that sports venues do not generate large positive effects."[2]

[1] Noll, R.G., & Zimbalist, A.S. (1997). *Sports, Jobs, and Taxes: The Economic Impact of Sports Teams and Stadiums.* Brookings Institution Press.

There are several important reasons why net new spending and corresponding economic impact is limited.

First, the **substitution effect**. Most new spending simply replaces local spending which would have occurred if the event didn't happen. The importance of this substitution effect in mitigating the economic impact of "new spending" within a locality was established decades ago: "sports spending simply substitutes for other forms of leisure spending"[3]; "The basic bottom lines are that sports franchises don't bring much net economic activity into an area; they just reshuffle consumer expenditures of time and money within the area. Sports stadiums are economic losers."[4] Yet, inexplicably and as described below, Northwestern and other proponents of the Zoning Changes completely ignore this well-known offset.

For example, if a resident or visitor would have spent $100 in Evanston at dinner and the movies but instead spends those dollars at Ryan Field, there is **zero net gain to the local economy**. In fact, there would likely be a **net cost to Evanston** because money spent at Evanston restaurants and theaters would support a greater multiplier than money spent at Ryan Field (see below).

Ryan Field would be a direct competitor for entertainment, food, and alcohol sales.

> ***Example:*** Northlight Theater, only recently lured back to downtown Evanston through the investment of significant City resources, would now have to compete for patrons against mega concert promoters like Legends and Live Nation. Similarly, locally owned bars and restaurants would be forced to compete against mega food vendor Levy Restaurants.

This transfer of dollars from local theaters, restaurants, bars and other city amenities to the sports venue, which can be spent by either local residents or visitors, offsets a significant amount of the supposed "new spending." One study estimated "at least 72.6% of the recreational spending by fans to attend baseball games would be simple redistribution of dollars.... Estimating the impact of a team without subtracting the transfer of recreational spending from other activities is equivalent to assuming that no recreational activity occurs without the presence of sports in a community."[5] The same applies to the presence of Events.

A second major factor limiting net economic impact of the proposed stadium rebuild and for-profit concerts is extensive **leakage** outside Evanston of money spent at Northwestern's facilities. Nearly all money received by builders, concert promoters, performers, on-site food and alcohol vendors and Northwestern as landlord would likely not be re-spent within Evanston. This would suggest that Northwestern's use of multipliers significantly inflates their estimate of $2.5 million of economic impact to Evanston from each concert.[6] There's a reason multiplier analyses are "typically not employed by academic researchers": they use gross spending rather than spending discounted for

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[2] Bradbury, J.C., Coates, D., & Humphreys, B.R. (2022). "The Impact of Professional Sports Franchises and Venues on Local Economies: A Comprehensive Survey. *Journal of Economic Surveys*, 1-43. https://doi.org/10.1111/joes.12533

[3] Baade, Robert A., *Stadiums, Professional Sports, and Economic Development: Assessing the Reality*, Heartland Institute Policy Study, April 4, 1994.

[4] Sanderson, Allen R., "Government and Football, the Illegal Use of Taxpayers' Wallets," *Chicago Tribune*, Sec. 1, p. 11, February 5, 1996.

[5] Rosentraub, Mark S. & Swindell, David, "'Just Say No?' The Economic and Political Realities of a Small City's Investment in Minor League Baseball," *Economic Development Quarterly*, Vol. 5, No. 2 (May 1991), 152-167.

[6] The Study - Addendum and Additional Detail, p. 12.

dollars exported out of the city, and they ignore the "displaced economic activity . . . that counteract any increases in economic activity" from the arena events.[7]

The third reason net economic impacts are limited or even negative is **crowding out or congestion externalities**. The influx of concert attendees would bring with them an increased use of Evanston's scarce resources. City streets would be snarled, parking spaces gone.[8] Regular customers and those who wish to patronize local businesses are deterred if they encounter a lack of parking and excessive traffic. In most cases, this lost spending is not replaced by Event visitors.

Pursuant to its traffic and parking plan, Northwestern hopes to utilize essentially all available downtown parking to accommodate 9,000+ eventgoers, due to insufficient parking availability at Ryan Field and Northwestern's Sheridan Road campus.[9] In consuming parking resources and creating congestion, the Events "crowd out" regular customers or others not interested in attending the Events, resulting in lost business during the Events.

The losses to local brick-and-mortar businesses whose customers encounter traffic and lack of parking can be long-lasting or even permanent. Shops and business owners along the Central Street retail corridor already complain about business losses during football games. In 2019, over 50 Central Street businesses signed a petition opposing a U2 District zoning change. Central Street business owner Lynn Bednar commented, "If people can't get to us, they can't spend money at our stores...and with the advent of the internet, of course, you lose that business permanently."[10]

> ***Example:*** The City currently hosts multiple downtown events including art fairs, music, and dancing during the summer. These events, identified by the "Evanston Thrives!" report as essential to building a vital Evanston economy, would easily be crowded out by the Events. The danger is especially high during high volume weekend evenings.

From a review of the economic literature: "sports-related economic activity does not produce additional, broader economic value in the community: economic activity in and around sports facilities on game day represents a transfer from other local commercial activity and comes at the expense of existing local businesses."[11]

Another result of the influx of attendees is increased crime. Bradbury et al reported that "The positive association between crime and sporting events is perhaps the most robust empirical finding in the economic effects of sports literature."[12] Of course, increased crime leads to an increase in calls for service and thus policing costs.

There is ample evidence that the Events would likely have an adverse effect on property values near the stadium complex leading to correspondingly lower property tax revenues to the city. In 1996 IMG commissioned a study which found that homes near the stadium were worth 13% less than comparable properties elsewhere in Evanston. Another study, by two sports economists, found that the obverse was true: "homes prices increased between 6% and 14% following (pro basketball) team departures,

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[7] Bradbury, et al, p. 31.
[8] See Proskie, K., Rebuttal Report to Northwestern's Traffic and Parking Study, July 23, 2023, pp. 5-6.
[9] See NU's Response to 6.12.23 Staff Review Letter, pp. 2-3.
[10] WBBM Radio, "Northwestern's Ryan Field rebuild takes a hit from Evanston residents, business owners," Dec. 5, 2022.
[11] Bradbury et al, p. 35 (emphasis added).
[12] Bradley et al, p. 22.

which is consistent with the teams generating residential disamenities on the host communities."[13] These studies were confirmed by a 2023 study finding "a quantifiable negative impact ...may occur to properties adjacent to a Stadium venue that adds full capacity concert events."[14]

Other negative externalities include wear and tear to Evanston infrastructure leading to higher direct costs to Evanston for repair and maintenance. NU's consultants agree that stadium-sized shows require a minimum of a dozen semi-trailer trucks to transport necessary equipment to and from the stadium for each show[15] —adding up to hundreds of semi-trailer truck trips on access streets each year. Each truck trip creates wear and tear equal to over 1,000 car trips.[16] Still another congestion externality is added air pollution caused by excessive road traffic both on Event day and during concert set-up and break down.

Fourth, net economic benefits to Evanston from the Events would be further limited by **significant competition from area entertainment venues**. The Study assumes all ten, 28,500 person concerts will be sold out.[17] But all three sports economics experts I spoke with (Allen Sanderson at University of Chicago, Robert Baade at Lake Forest College and Victor Matheson at College of the Holy Cross) brought up this subject unasked, emphasizing the stiff competition and unlikelihood that economic benefits from Northwestern's Events would come close to meeting projections.

Established area entertainment venues, including Wrigley Field, United Center, Rosemont Horizon, Tinley Park, and perhaps Arlington Heights, don't always sell out. These venues, as well as dozens of others throughout Chicagoland, will compete with Ryan Field for top performers and their patrons. Congestion and a cumbersome traffic/parking plan for Ryan Field would likely further depress consumer demand for that venue: at least 45% (12,000) of attendees would have to shuttle to/from their cars and it would take at least 2 hours after the event to shuttle all attendees back to their cars.[18] This result erroneously assumes that the value of patrons' time is near zero.

Second Opinion: Northwestern has not produced a legitimate economic impact study since they only address positive impacts. Moreover, their projections of positive impacts are grossly overstated.

Northwestern has not offered a serious look at the net economic benefits to Evanston from its proposed rebuild of Ryan Field and staging of for-profit concerts. The Study suffers from myriad problems and omissions:

1. Northwestern has yet to release its underlying data, assumptions and methodologies used in the Tripp Umbach report and the CSL study on which it relies.

2. The Study does not address well-established economic concepts which form the basis for a legitimate economic impact study -- substitution, crowding-out, leakage of dollars re-spent outside the city – all of which severely minimize any economic benefits to the city.

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[13] Quoted in Bradbury et al, p. 19.
[14] Lines, A., Property Value Impact Study, August 14, 2023, p. 15.
[15] As stated by NU's traffic consultant at June 27, 2023, community meeting.
[16] Yui, Y., "How much Damage do Heavy Trucks Do to Our Roads," *Inside Science*, October 12, 2020.
[17] The Study, p. 9.
[18] As stated by NU's traffic consultant at June 27, 2023 community meeting.

3. The Study offers no analysis or even recognition of the highly competitive market for concert talent. This competition could result in lower pricing or empty seats and correspondingly lower economic benefits.

4. The Study relies heavily on a suspect method, multiplier analyses (see First Opinion above), which vastly overstates economic benefits from the events.

The decision to approve or deny the proposed Zoning Changes and Events should be based on solid factual evidence and sound methods. However, Northwestern has not released the underlying data, assumptions and methods, suggesting that (1) the authors of the Study may have ignored important mitigating factors listed above such as substitution, crowding out and leakage; and (2) they may have compounded the error in their misuse of multipliers. Multipliers tend to overstate the economic benefits of private business, particularly sports stadiums.[19]

To give an example: The Study uses multipliers between 1.8 and 2.0. These are very large numbers for a relatively tiny city within a large county (Evanston population is about 1.5% of Cook County) and Metro area (less than 1% of Chicago area), where re-spending would largely leak outside of Evanston. The economic literature warned of this common mistake long ago: "the smaller the city, the smaller the portion of re-spending that stays inside the area."[20]

> ***Example:*** The Study states that there will be $11MM of economic impact to stone mining and quarrying in Evanston,[21] despite the fact that Evanston doesn't have a quarry.

As another example, did they use the correct tax rate data for estimated City of Evanston tax revenues from the proposed Events? The reason this question is relevant is two-fold: in 1996, Northwestern petitioned for changes in zoning and relied in part on a Chamber of Commerce study that mistakenly used the state tax rate rather the city's, thereby inflating numbers by a factor of 8. Moreover, Northwestern didn't provide any analysis at all in 2019 when it petitioned for zoning changes.

In addition, the Study projects significant indirect and induced effects without an understanding of capacity limits and current utilization in Evanston. For example, several years ago, the Evanston Chamber of Commerce infamously predicted that allowing professional sports events at the U2 athletic complex would result in the booking of more Evanston hotel rooms than were actually available in Evanston. With no analysis or specific facts regarding the ability of Evanston businesses to serve any increase in needs, the Study nevertheless attributes over 40% of total economic impact to indirect and induced effects.[22]

"Too often, the motives of those commissioning an economic impact analysis appear to lead to adoption of procedures and underlying assumptions that bias the resultant analysis so the numbers support their advocacy position."[23] "Much of the work of academics in the past two decades has been

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[19] See Sanders, J., "Iron Man? No, The Real Hero is the Super Multiplier," *The Carolina Journal*, May 14, 2013; Bradbury et al.

[20] Baade, Robert A. & Richard F. Dye, "Sports Stadiums and Area Development: A Critical Review," *Economic Development Quarterly*, v. 2, no. 3, August 1988 265-275.

[21] The Study - Addendum and Additional Detail, p. 7.

[22] The Study - Addendum and Additional Detail, p. 6. Reflects construction data only as the breakdown for Events was not provided.

[23] Crompton, John L., Economic Impact Analysis of Sports Facilities and Events: Eleven Sources of Misapplication," *Journal of Sports Management*, 1995, 9, 14-35.

to highlight the multiple ways mischievous results can be obtained, in order to alert decision-makers who may lack knowledge of economics."[24]

Despite the overwhelming economic evidence of null or negative net economic benefits from sports stadium and events, cities still open their doors to these economic losers. Why?

This paradox arises for a variety of reasons:

1. Asymmetry between winners and losers: economic benefits are concentrated (Northwestern, concert promoters, etc.) while economic losses are dispersed across a far greater number of residents and businesses.

2. Bargaining power is also concentrated, while citizens and smaller businesses are more dispersed. Northwestern used this to its advantage by threatening to scuttle the proposed rebuild if it isn't allowed the Zoning Changes and Events.

3. Error-filled, biased advocacy reports like the Study are issued with summaries in press releases and repeated by community leaders and media. "These commissioned reports are likely effective at counteracting the economic consensus because their audience lacks the expertise to differentiate between credible and noncredible analyses.... Policymakers are not a receptive audience for this research."[25]

"The most important piece of advice that a local government can take regarding mega-events . . . is to view with caution any economic impact estimates provided by entities with an incentive to provide inflated benefit figures."[26]

A straightforward way to look at the proposed Zoning Changes and Events is to ask the following simple question: will taxable sales in Evanston go up with the proposed Events? Here's the answer from a peer-reviewed economic study (unlike Northwestern's study): "New stadiums, arenas and franchises, as well as mega-events, appear to be **as likely to reduce taxable sales as increase** them."[27] (Emphasis added.)

Conclusions

As I've shown above, there is unrefuted consensus evidence that stadiums and events provide **minimal or negative net economic benefits** to communities like Evanston. I've also shown that Northwestern's "economic impact study" ignores both "economics" and "impacts." Specifically, Northwestern ignores large substitution, leakage, congestion, and competitive effects, while erroneously inflating positive impacts with unsupported multipliers. Economic experts in this field believe the true impact would likely be far less than 10% of Northwestern's projections.

[24] Crompton, J., "Uses and Abuses of IMPLAN in Economic Impact Studies of Tourism Events and Facilities in the United States: A Perspective Article," *Tourism Review*, vol. 75, no. 1, 2020, pp. 187-190.

[25] Bradbury et al, pp. 31, 35.

[26] Matheson, Victor A., "Mega-Events: The Effect of the World's Biggest Sporting Events on Local, Regional and National Economies," in *The Business of Sports, Vol. 1*, Dennis Howard & Brad Humphreys, eds. (Westport, CT: Praeger Publishers, 2008), p. 81-99.

[27] Baade, Robert A., Baumann, Robert & Matheson, Victor A., "Selling the Game: Estimating the Economic Impact of Professional Sports through Taxable Sales," *Southern Economic Journal*, vol. 74(3), p. 794-810, January 2008.

By: _____
Timothy Guimond

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TIMOTHY R. GUIMOND -- RETIRED

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SUMMARY

Economic consultant to major firms and government agencies. Specialized in corporate finance, securities markets, transfer pricing, damages and the economics of regulation. Performed numerous economic studies, led and developed project teams, drafted expert reports, authored affidavits and declarations, and advised clients. Expertise in event study analyses, trading models, valuation, pricing, financial statement analysis and other topics, with extensive exposure to issues involving telecommunications, technology, health care, banking and other industries. Worked with Economics Nobel Prize winners.

PROFESSIONAL EXPERIENCE

COMPASS LEXECON, Chicago, IL *A leading economic consulting firm* **1986 – 2011**

Vice President 1997 – 2011
Economist 1986 – 1996

Key executive of Compass Lexecon (formerly Lexecon), a premier economic consulting firm known for its application of rigorous empiricism and ability to provide solid, clear analysis of complex issues, often involving multi-billion dollar disputes.

Securities Cases

- In several cases involving complex litigation, assembled and led project teams in analyzing economic issues, formulated arguments and counterarguments, drafted reports and advised clients.
- Assisted counsel at depositions and at trial. E.g., at the National Semiconductor trial in California State Court, sat with and advised defense counsel during cross-examination of other side's expert; the jury found for our client, who avoided a several hundred million dollar damages claim.
- Formulated damages theories, devised and implemented sophisticated trading models, and assessed possible litigation exposure to clients. Potential damages in many cases ranged into the tens of billions of dollars.
- Worked on multiple cases involving stock issues, accounting restatements, backdating, bankruptcy, insider trading, causation, materiality and corporate governance. In *SEC v. Mozilo*, a case stemming from the 2008 financial crisis, helped draft a portion of an expert report regarding alleged insider trading by executives of a mortgage lender. Our clients settled with the SEC on favorable terms.
- Worked on many high-profile securities matters including cases involving the 1989-1990 collapse of the junk-bond market, FIRREA, the Enron scandal and others.
- Developed expertise in a series of market efficiency cases, including *Krogman v. Sterritt.* Helped establish widely cited and imitated analytical methods used in these cases.

Mergers & Acquisitions

- Examined proposed or contested M&A's, including complex analyses of company and industry data, economic conditions, and stock price movements of targets, competitors and bidders: Performed initial stock price analyses in Pepsico's successful acquisition of its two largest bottlers, Pepsi Bottling Group and Pepsi Americas. After more than six months of intense scrutiny by the FTC, the nearly $8 billion deal was approved in late February 2010.
- Performed valuations of takeover candidates, assessed projected synergies and estimated probabilities of successful takeovers.

Mergers & Acquisitions continued

- Used financial data to test the anti-competitiveness of mergers in several industries, including drug stores, cigarettes, pharmaceuticals and telecom.
- Analyzed auction outcomes and assessed merger premiums.

Transfer Pricing

- Won bid to assist in major IRS review of software firm's worldwide intercompany pricing. Analyzed software design, development and production functions primarily in the U.S. and Europe. Assessed value of brands, marketing and other intangibles. In a settlement agreement, IRS received over $3 billion in back taxes.
- Performed transfer pricing analyses of designs, products and components for major high tech firm.
- Researched and analyzed reasonable royalty rates.

Accounting Restatements/Backdating/Bankruptcy

- Analyzed economic effects of accounting restatements and helped develop and implement court-approved method of allocating financial effects of restatements in *California Micro Devices* and other cases.
- Worked on series of options backdating cases: valued options; analyzed insider trading; drafted reports: Analyzed options grants and trading data and the economic effects of backdating in the Broadcom case, and helped draft the expert report. During trial, the judge dismissed all charges against our clients, citing "shameful" prosecutorial misconduct and lack of evidence.
- Carried out insolvency analyses in a variety of cases. In a recent arbitration involving Le-Nature's, our client Ernst & Young was found not liable and avoided hundreds of millions of dollars in damages claimed by the bankruptcy trustee.

Damages Analyses

- Advised several clients of damages exposure in context of litigation; several cases involved billions of dollars in potential damages claims.
- Designed, developed and reported damages analyses.
- Counseled clients regarding likely settlement metrics.

Patent Infringement

- In *Cordis Corp. v. Boston Scientific Corp.*, drafted an expert report which estimated profits from infringement and addressed the possibility of an enhanced penalty for willful infringement. Our clients agreed to settle the case and received $1.725 billion, which *The New York Times* reported was "the largest sum ever paid to resolve patent litigation over a medical device."

COOPERS & LYBRAND, Chicago, IL *Now part of PwC LLP, accounting & consultancy* **1984 – 1986**
Economist - Conducted Transfer Pricing studies for high-tech, Pharma, and other clients.

RCF, Inc., Chicago, IL *Economic consulting* **1978 – 1984**

OTHER EXPERIENCE: AT&T, sales forecasting; **U. of Chicago Dept. of Economics**, research.

EDUCATION & TRAINING

M.A., Economics
University of Chicago

M.A., English
Northwestern University

B.A., Mathematics
Northwestern University

My name is Leila Raab and I live at 2633 Stewart Ave. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

My name is Leila Raab and my husband Bob had a heart attack after NU blocked a kick in the closing seconds of the game to beat Michigan.

The roar of the excited fans, the band playing drowned out our cries for help. Help was delayed at least for 20 minutes though the hospital is close. Eventually they got him into the ambulance where he was resuscitated. I rode with him. Again so close and yet so far. Traffic was gridlocked. I quietly began to bang my head against the side window. The driver looked at me then slowly edged his way to the midline of the street and we moved slowly forward. We got him to the hospital but he died.

A livable city is one where emergency vehicles can move effectively any time of day. Two fire stations and one hospital are located on Central. I cannot believe more events, alcohol, and people won't increase emergencies on this narrow street.

I don't want another life lost. It's not entertaining.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Leila Raab

My name is Deanna Rottenberg and I live at 129 5th Street. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

My family has lived in the area of Northwestern University's stadium for over 50 years. When we moved here we were aware and accepted that there would be football games and school-related events in the stadium. We felt this activity was offset by the cultural amenities offered by the university and assumed that the school would be a good neighbor.

Some years later the university began scheduling music concerts at McGaw Hall. I can attest to what we experienced then.

These concerts were loud enough to be clearly heard through closed windows blocks away.
The events let out at late hours and large crowds flooded the streets returning to cars parked to capacity for blocks around the stadium. We'd sometimes find these cars parked in our private driveway blocking our access.

We were subjected to loud, inane conversations under our windows, gunning engines, blasting radios in parked cars, and hooting and hollering as concertgoers left the stadium sometimes as late as midnight.

There were broken bottles and litter to be cleared from our property the next day.

Our house was pelted with raw eggs. We chased away individuals caught peeing in our back yard.

NU's proposed amendment to the zoning will affect the surrounding residential character and diminish property values. To this point, I've received a mailing from a real estate company headed "Have questions about your neighborhood market?" referencing the stadium rebuild. In addition we'll be forced to endure the disruption of the stadium teardown and its wildlife seeking new homes in the vicinity.

Imagine the effect of NU's scheduling (who knows ultimately how many) for-profit events plus the addition of alcohol sales to this scenario.

I oppose the amendment to the zoning at Ryan Field that would allow it to hold large for-profit events.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Deanna Rottenberg

My name is Simone Oettinger and I live at 736 Clinton Pl. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

I've been a resident of the 7th ward for over 30 years, and I have also owned a business on Central St for the past 15 years. As a resident, I get affected by noise, traffic, and parking issues near my house on NU game days. My biggest concern, though, is how the additional events would affect my business.

Game days are notorious for "scaring away" our local customers because of traffic and lack of parking. Game days definitely mean less revenue for Central St retail and and service provider business (hair dressers, yoga studios, etc). Additional events will certainly impact our bottom line (and consequently our tax contributions). Naturally, some of my neighbors who own restaurants and bars are excited about the idea of more events at the stadium. To them, I remind that NU already obtained their own liquor license...

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Simone Oettinger

My name is Margaret Myers and I live at 2741 Asbury Ave. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

I live on Asbury Avenue between Central and Isabella.

NOISE: When there are football games, I can hear every note of music from the bands, every call of the announcer, every cheer for every play (that's worth cheering) from inside my house, and obviously--even more so, from my garden and deck.

The proposal to bring 12 nighttime concerts (and additional unspecified events) means that I will lose the peace and quiet of my own home and garden, not just for the concerts themselves, but for all the associated sound set-ups and the rehearsals (Will there be any limits on the number of days/hours or the times of the day and night that the sound system at the new stadium can be used? Will bands be allowed to use their own sound systems? Will bands use pyrotechnics and large video screens? Will there be additional noise from generators or the new storm water collection system that the stadium will require?

It is no consolation that, according to the NU expert at the June 27, 2023 public meeting, "Wilmette will pay the noise price for the planned for-profit concerts because the stage will face north." I think he thought he was being funny, rather than deeply offensive.

TRAFFIC: I have no choice but to use either Central or Isabella when driving. Football games are a traffic nightmare with both streets clogged with traffic for hours. But this experience is from the last NU vs. Purdue Men's BASKETBALL game (basketball games don't usually cause the same problems as football games). The game was about to begin, there was a complete traffic jam on both lanes of Isabella and all the side roads were clogged with cars. A tour bus was trying to turn from Ashland right onto Isabella and there wasn't enough space for it to turn, nor could it back up because of all the traffic behind the bus on Ashland. Caught in the middle of this traffic jam was an ambulance, siren going full tilt. The traffic police did a great job systematically clearing a path for the ambulance but it TOOK TIME—over 5 minutes. Can you imagine if it was a stroke victim or an infant with RSV in that ambulance when every second counts for recovery?

Another NU expert at the June 27 meeting estimated that it will take 10-12 tractor-trailers and 3-5 tour buses over a three day period to set up, perform and dismantle concerts for a venue of 35,000 people. The dismantling will begin immediately at the end of the concert. Moreover, the same NU expert reckoned it would take the equivalent of 117 shuttle buses at the end of each concert to take attendees to the remote car parks that (like the extra services provided by Metra and CTA) are pure fantasy at this stage of planning. What route will these shuttle buses take? I hope not Asbury Avenue! It's way too narrow, unless, of course, the city decides to prohibit parking on both sides of our street—permanently, or just for every event that NU chooses to run at Ryan Stadium? That would be 12 weekends (Friday to Sunday) entirely lost to noise and traffic congestion in our residential neighborhood.

NUISANCE: Generally speaking the crowds for the football games are well behaved, but not all. Out of town fans have used our front garden as a play space for their tail-gating. Worse, is after the games, when fans need to find some quiet place to urinate. Now imagine the current plan that will take at least 90 minutes after the concert is over at 11 p.m. to shuttle bus to remote parking all those concert-goers who have been drinking alcohol all evening.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Margaret Myers

My name is Nancy Sreenan. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

Northwestern game traffic affected my ability to get from my house to Evanston hospital and then to Skokie hospital in a timely manner. I had to get to both places for pre-surgery tests. That Saturday in Sept. 2021 was my last chance to get the tests before my surgery the following week. I had to detour all the way down to Emerson because Central Ave. and Lincoln Ave. were impassable, and then drive north again to Skokie Hospital. I arrived just before their outpatient lab closed.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Nancy Sreenan

My name is Jane Kenamore and I live at 120 Dupee Place. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

1. In the 1990s, before NU held separate graduations for various department/schools, the stadium was as a single graduation venue for all at the same time. The traffic was so horrendous, we knew on that day we could not go anywhere. These concerts will generate even more traffic and not only disturb neighbors, but will impede emergency traffic to/from Evanston Hospital and fire stations.

2. We hear football noise on occasion, but it is neither as constant nor as intense as concert noise would be. I have hearing issues exacerbated by loud noise I.e., I have lost significant hearing after being in a space with over 70:decibels. We live within 400 yards of the stadium, and the noise will be untenable.

3. The concert setup will be an environmental disaster. Among other things (like large trucks destroying the residential streets), the large trucks will idle much of the time and emit toxic gasses into the environment.

4. NU does not fulfill promises. For four years, it has promised to fix an annoying chiller noise coming from the basketball arena. The noise has never gone away and is still annoying.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Jane Kenamore

My name is Gerald (Jerry) Brennan and I live at 2402 Wesley Ave. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

I lived on the last unpaved, dirt residential road in Evanston - the 2400 block of Wesley Ave. - for 13 years. This short stretch of Wesley Ave. is used as an unofficial NU parking lot on football game days.

INTERFERENCE WITH USE OF PROPERTY:
* In addition to zero city infrastructure (storm/sanitary sewers or water line) there is no signage anywhere on the street.
* The driveway to access my property gets blocked by cars mistakenly thinking it is a legal parking spot for 5 out of 7 NU football game days on average rendering my property inaccessible and/or trapping me from exiting from my property.

NUISANCES:
* Up to 40 cars and trucks jam both sides of 2400 Wesley Ave. on football game days. I have witnessed:
    - Several fender-bender accidents.
    - Cars stuck in mud (dirt road) requiring tow trucks.
    - It is virtually impossible to turn around anywhere on the street for up to 5 hours each game day.
    - Major safety issues exist with dozens of blind spots due to congestion.
* The unimproved nature of the street leads football attendees to perceive the street as an alley and thereby encourages attendees to treat the street as a garbage dump. I spend hours after each game cleaning trash left by attendees and tailgaters.
* Attendees often begin tailgating 5 hours before and several hours after football games. I can not schedule peaceful use of outdoor space on my property on game days.

FACTUAL NEGATIVE SITUATION:
* The dirt road can not sustain the heavy car and truck traffic that game days produce. Massive potholes form after each game (and large pools of standing water when it rains) - often immediately after the city has paid to re-grade the road - creating additional, unnecessary taxpayer expense.
* After decades of saving I'm in the process of building a small ~1,800 sf single family house on my property with the Evanston Development Cooperative to support local labor. Scheduling work days will be difficult as access to my property will be limited by attendees and neighbors who begin parking on Wesley Ave. Friday afternoons before game days.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Gerald Brennan

My name is Susan Cherry and I live at 2640 Asbury Ave. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

After a night game at the stadium, I attemped to drive across Isabella from 3rd St. in Wilmette to get to my house on Asbury. I was coming home from a friend's house-- a drive that normally takes fewer than 10 minutes. I could not cross Isabella, though, because the eastbound traffic from the game was backed up. There was a police officer directing the cars. I rolled down my window and asked him if I could squeeze through, but he said, "No, you'll have to find another way to get home." I ended up having to drive backwards down 3rd St. (in the dark and the rain). It took me an hour to get home!

Whenever there is a game scheduled, day or night, I have to leave my house an hour earlier than I normally would because I can't get out of my driveway to due stadium traffic. Once I was going to a movie at Cinemark on Maple. I had to pack a brown bag dinner and eat it in the parking garage across from the theater because if I ate at home and then left at the "normal" time it would take to get to the theater, I would not have made it to the film on time.

If the traffic is this bad NOW, I can't imagine how it will be if NU's new plans go into effect.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Susan S. Cherry

My name is Jill W. Graham and I live at 2439 ASHLAND AVE. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

At Alderwoman Revelle's public hearing on June 27th, the transportation consultant employed by Northwestern (Peter Lemon, from Kim Lee Horn) mentioned that shuttle buses to Ryan Field would arrive by reversing one-way traffic on Ashland Avenue, a one-way south block between Central and Lincoln Streets. While shuttle buses to football games and other special events at Ryan Field have followed that practice for years, it is inherently dangerous and I fear tragic accidents are inevitable.

I have lived on that one-way block of Ashland since 1987, and am often in my front yard tending my garden. While there I frequently serve as a volunteer traffic monitor as motorists and cyclists attempt to drive or pedal north on the one-way south street. In response to me circling my arms and calling out that they are going the wrong way on a one-way street, most turn around at the earliest opportunity. Some thank me; others mention that they recall going north on Ashland in a shuttle bus, so they assumed it was all right to travel that way when they were in or on their own vehicle as well (neglecting the "One-Way" sign at the end of the block).

With hundreds more shuttle bus trips envisioned with more intensive use of Northwestern's facilities available as an entertainment venue, attracting visitors unfamiliar with Evanston's streets and traffic laws, I suspect the incidence of wrong-way traffic on Ashland will skyrocket. Collisions between cars are an obvious possibility, but I also fear for the safety of the children who attend St. Athanasius elementary school on the west side of the street. The children are used to checking only to the north to see if it is safe to cross the street going to and from school, but if a car is coming the wrong way from the south, they might not see it. Whose fault will that be?

Why is it ever a good idea to reverse temporarily the direction of a one-way street? Either make this one block of Ashland a two-way street, or keep it a one-way street all the time. Any other arrangement is inviting tragedy, sooner or later.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Jill W Graham

My name is Patti Sherry-Crews and I live at 2615 Poplar Ave. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

I've lived at 2615 Poplar for 31 years and prior to buying this house, my husband and I lived on Eastwood Ave near the stadium, so we knew what to expect during game days. I would say that over the years the stadium traffic has gotten worse. Not only do we have to put up with football games, as we expected, but now we have to contend with basketball games and graduations (which are worse in my opinion than football games).

During events like this using our car is nearly impossible, so we plan around these days. Our streets stream with cars and our sidewalks and intersects are often clogged with a flow of pedestrians wearing caps and gowns or Wildcat gear, so I find it challenging to even get off my block for my daily walk, which is my primary form of exercise.

We live across from the metro tracks where tailgating goes on, so we have footballs flying across the street, people grilling, playing music, and setting up corn hole games. It's very disruptive and the air reeks of charcoal and lighter fluid. We can't even enjoy our yard with all the noise and activity surrounding us. And some of those people here for events are respectful of our neighborhood and some are not. My children are grown now but their safety was a concern during those times. Tailgaters are out drinking from morning to night, and then getting in cars. It's a dangerous recipe.

I don't think it gets talked about it enough but we have a trauma level 1 hospital and two fire stations on Central st. Neighboring suburbs use the Evanston ER, and living near Central I hear emergency vehicles flying down Central all the time from other suburbs.

The presentation given by NU did more to alarm me than reassure me. I have new questions now especially after hearing that they will be pumping ground water 24/7 and nobody seems to know how this will affect the environment. I was of the opinion that NU should build a new stadium but not change the zoning. I came away from that presentation thinking they shouldn't even build a new stadium at all. At this time when we are seeing the effects of climate change accelerating, do we need a project with such a large carbon footprint? NU doesn't have the answers to some of the questions posed because there are no solutions to putting a gigantic stadium with events in such a dense residential setting.

I also had a retail store on Central for 18 years and on game days I might as well have stayed home because my customers couldn't get to me, and people going to and from game weren't here to shop. I'm sure the restaurants do well but other businesses including a veterinarian suffer as they are nearly inaccessible. I know events impact Wilmette residents as well, and directing the noise toward them is not being a good neighbor.

I resent being characterized as a NIMBY or the talk of "a small group of vocal people." Such tactics shut down any reasonable discussions. It's infuriating that we have to rally the troops once again. This has become such a divisive issue and that gotten worse too. I don't want to hear about making

a deal with NU. We're not all wealthy, which is another thing that gets thrown around to dismiss us. We bought what would be considered a teardown and have spent decades gutting and rehabbing our house with our own sweat equity. This is my home, my investment.

Given the recent scandals at NU with charges of sexual abuse, hazing, and racism, I think we're seeing the true stripes on this cat.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Patti Sherry-Crews

My name is Jason Bratten and I live at 2657 Eastwood Ave. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

Noise extending past quiet hours is a problem for every evening football game. This noise is heard in our bedroom and our children's bedrooms which back up to the stadium. We have been season ticket holders and are often at the games. However, when there is an evening game, the crowds linger and play loud music well after the cut off time for music. We have to call the NU police and have even had to get out of bed and walk over to find police officers to ask them to enforce the curfew. We have tried asking tailgaters nicely through the fence if they could turn the music off and are often greeted with obscenities. Noises from the crowds at late game nights makes it impossible for us our our children to sleep at a regular hours. However, this is manageable under the current zoning and regulations because it's only 1 or 2 nights per year.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Jason Bratten

My name is Sarina McBride and I live at 105 4th St. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

I have lived at this address for 26 years. Every year I mark my calendar with the dates and times of football games so I know not to travel on Isabella or Poplar 2 hours before a game and 1 hour after the game. If I have to run errands or leave my home during that time, I need to head north on 4th St. to leave my neighborhood because of the traffic congestion along Isabella and Poplar. For football games against Ohio State, Wisconsin and Michigan, traffic at the intersection of 4th and Isabella is at a near standstill for at least 30 minutes prior to and after the game. During this time we cannot exit our driveway on 4th St. to travel north out of our neighborhood. Thankfully no parking is allowed on our street during football games. So traffic heading north off of Isabella is an option for people attending football games and stuck on Isabella. For basketball games, Wilmette doesn't restrict parking on 4th St. Therefore, for an hour before most basketball games there are no parking spaces for residents on 4th St. Traffic backs up on Isabella, almost to a standstill for 30 min before and after mens basketball games. Again we cannot leave out driveway during this time, especially because there are cars parked on the east side of the street, and cars heading south on 4th St. are backed up to the 200 block of 4th St.

In addition to the traffic congestion, patrons stream out of football and basketball games through the gates along Isabella, east of Ashland, crossing the streets in a manner that is unsafe. There are only police managing traffic at 5th and Isabella, and foot traffic on 4th St. to the Linden CTA station parking lot or neighborhood parking interrupts the car traffic on Isabella, as well as is unsafe for children going to the games.

The noise from the football games is not a nuisance as it coincides with specific events during the games. Noise from the women's softball field is often ongoing during a whole game or double header and can be a nuisance.

We do not patronize Central St. businesses on football or basketball game days. There is too much congestion to manage. Instead we patronize Wilmette businesses those days.

In the 26 years, we have had a handful of drunk people ring our bell looking for their car, sure they parked at our house (but didn't).

Finally, we have complained to Northwestern for 6 summers, since 2018, that the air handling system at the renovated Welsh Ryan Arena creates a noise nuisance. At our backyard we can record sound of 60 decibels from a high pitched ringing that is persistent from May through October. Our home is situated such that we can still hear the high pitched ringing with our windows closed and AC on. Northwestern has offered to fix this sound by the end of 2022 but the sound persists. We are very disturbed by this AC noise and find it to be the most distressing aspect of living so close to the Central St. Athletic campus.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Sarina McBride

My name is Dana Hoffman and I live at 1219 Central St Apt C. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

Whenever there is a football game we plan not to go out unless we are going to come home a couple of hours after the football game because we simply do not want to deal with the traffic and street closures. We wanted to have our entire extended family after Thanksgiving in 2022 but we could not because the Northwestern home game was going to be in the evening and we knew there would be no place for our family to park. I cannot fathom why Northwestern thinks that it deserves a commercial use permit to have unlimited events up to 10,000 people (and 10 concerts of 28,500 people) when it is offering 1,365 parking spaces. Inevitably the increase in traffic and the dearth of parking will create a sort of warrior games environment for anybody to seek parking in our neighborhood.

As for the noise created by the football games we can hear the sound from our place which is intermittent for a couple of hours. There is tailgating beforehand on the golf course and we hear that pregame also for about two hours. I cannot fathom how much louder a concert would be let alone 10,000 people at some other event at the stadium. there would be fireworks potentially and noise from patrons. None of this commercialization zoning request fits in with the neighborhood. Please do not grant the zoning change. It would make our living situation untenable. We love Evanston and do not want to leave. We like Northwestern, but not this proposal. Thank you.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Dana Hoffman

My name is Lindsay Verstegen and I live at previously 2529 Ashland Avenue. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

We lived on Ashland Avenue for about 3 years from 2017-2020 and throughout that time were routinely locked in our property by closed roads (the roads close for game days which is something that feels wholly inappropriate and happens without warning). I would routinely have to call to complain about alarms that would go off without anyone seeming to notice (except us, the residents who were trying to put our newborns to sleep despite the racket) and generally felt the university cared little about our actual lives as neighbors and community members who pay a premium to live in what is described as a livable city. The congestion on game days is hard to manage and the idea of now even more action and an even larger footprint seems daft when the current structure is unsustainable. I would routinely be in conversation with Dave Davis and others on campus who would always say the right things but rarely have action that matched words. We then moved to a different part of District 7 and still own a home there on Ingleside. We are now considering selling that home (we once considered moving back eventually) because the overreach and the imbalance of NU in the community has become just much too much for long-term consideration. Broadening the use of the land is a recipe for disaster and is driven by the wrong motivations. How would we expect this to be appropriately managed in light of the years of inconvenience and disregard for *just* the football season?! Previous performance indicates future performance and the partnership has been weak to date between NU and neighbors.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Lindsay Verstegen

My name is Steve Pohl and I live at 2728 Bryant Ave. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

I live within two blocks of the stadium for the last 25 years. The stadium has existed my entire life and I embrace the inconvenience this causes due to football, basketball, wrestling, and multiple graduations. I believe that a zoning change is a step beyond in the wrong direction. I have concerns about safety, security, parking, and overall neighborhood culture. I fear that it will become Wrigleyville (look at # of night games since the first) and the problems associated with that neighborhood. Northwestern can and should improve the stadium and Evanston should slowly consider changes on a case by case basis before a blanket zoning change. We have a truly great city that deserves to improve with proper oversite to assure that it remains a neighborhood where you can leave your window open at night and enjoy a breeze.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Steve Pohl

My name is Meredith DeCarlo and I live at 1404 Lincoln St. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

My husband and I live two blocks south of Ryan Field with our two preschoolers and dog (on the 1400 block of Lincoln Street in Evanston). I have personally witnessed how poorly managed large events at Ryan Field negatively impact our neighborhood and our family's quality of life.

For example, on November 5, 2022, the Ohio State University played NU at Ryan Field. Cars and U-Haul trucks began parking up and down the streets the night before. Starting at 9:35am game-day morning, fans were drinking on Canal Shores's Hole 14, which is behind our home, even though tailgating is prohibited there. People streamed down the sidewalk in front of our house holding Solo cups on their way to the game, which started at noon. We saw fans shaking a Portapotty, which was later tipped over (along with several garbage cans). Litter, including beer cans, was strewn about.

At half time, my husband and I looked out our kids' playroom window and saw three men in kilts urinating on the golf course. My husband called the number supplied by Canal Shores, but his call could not go through because cell service was overloaded in the area. He placed the call again over the internet but no one picked up; he left a voicemail. He also called the Evanston Police Department and I emailed Councilmember Eleanor Revelle.

Cars leaving the golf course "lots" at Holes 14 and 15 had no one directing them and drove down sidewalks and over curbs; we were later told by Canal Shores that a parking attendant was present but initially stayed in her car because it was rainy.

The City of Evanston, Northwestern University, and Canal Shores agreed in the Standard Operating Procedures ("SOP") for Public Parking and Tailgating that Canal Shores should "supervise all parking and tailgating personnel, traffic control and security needed" for game-day golf course parking. Unfortunately, Canal Shores refused to take responsibility for failing to prevent or take action to address drinking and public urination on Hole 14 on November 5, 2022. I therefore do not trust that NU would effectively prevent or address public safety, security, and nuisance issues arising from the zoning changes that NU has asked the Land Use Commission to consider.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Meredith DeCarlo

My name is Yvi Russell and I live at 1724 Livingston St. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

1. The events at the U2 District have interfered with my ability to use my property in the following manner: noise from football games (loud announcer voice, crowds cheering and fireworks) have made it impossible to stay outside and enjoy my backyard during those events. Inside the house and with closed storm windows they interfere with the enjoyment of my meals.

2. The games have made it impossible to be able to patronize the Art Center classes, since on game days those classes have been cancelled, due to the fact that the Art Center rents out the parking lot to an-out of town not for profit during games. Central Street becomes so unpleasant and congested with cars and crowds that I never patronize businesses there, during events at the U2 District. In fact, I have often left town to avoid the entire may-hem. I certainly do not drive downtown Evanston for errands but go to Wilmette instead, or seek peace and quiet at some oasis out of town. When my child was young we never once stayed in the area during a football game.

3. During graduations I have witnessed a traffic policeman almost being run over by a car at a pedestrian crossing. The car in question stopped half a foot away from the policeman. It is also almost impossible to cross at pedestrian crossings on Central Street, at Broadway for example, since the guards give precedence to the cars, stopping pedestrians from crossing for an inordinate amount of time. The safety of Evanstonians' health is jeopardized by idling busses both on Ashland and even on Livingston Street. Police have not responded to my asking to put a stop to such practices.

4. Some patrons walking to the games make rude remarks about my working in the front yard. After basketball games, the basketball court often fills up with young people celebrating and playing basketball after hours, late at night. My street is parked up, with cars parked right in front of the fire hydrant, and also again all the way to the corner abutting the alleys, which also is illegal. This happens after basketball games, football games and graduations. Some neighbors with the purpose of making a profit, let cars park not just on their lawns, but also on the public right- of ways. The noise issue has been already mentioned in #1.

5. The thought that mega concerts might come to this area is terrifying. The sound will be continuous for hours, and far louder and painful than football stadium noises. It will continue into the night; and the leaving crowds and additional trains will carry the sound into my bedroom way past 10pm. According to Darren Nielsen HNTB architect hired by NU, the proposed stadium's full occupancy is 35,000, with 32,000 seated positions. Thus, we are talking about circa the same capacity of the average football game during the last 21 years (34K). But unlike football games, the noise will a very different more harmful kind, and the crowds will not be local for the most part, and create a greater amount of cars converging into this area. The traffic and pollution generated by the proposed 10 concerts events, including the extra 20 days of set up and take down, the continuous idling of 10-12 semi-trailers and 3-5 entourage busses (figures stated by the NU experts,) the 9,000 people awaiting between 78 to 117 shuttles at night, shuttles that also will be idling in the hot summer, the large increase of car traffic itself, the triple or more amount of Metra

diesel trains at night, not to mention all the other events that we already have in the U2 District AND the proposed unlimited 10K events and 60 7K events, all of them allowed to occur outdoors, and with unlimited band music allowed, will make this neighborhood not a vibrant mecca of entertainment, but a seismic and polluted 10th circle of Hell.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Yvi Russell

My name is Jim Signorelli and I live at 1300 Central #206. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

I had a heart attack 3 years ago. The surgeon told me I was fortunate the ambulance delivered me to Evanston Hospital in time or else I might have died. Given my physical condition, I can only hope Central remains open before, during, and after any proposed events.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by James A. Signorelli

My name is Sarah Hendershot and I live at 2728 Woodbine Avenue. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

I have lived at the corner of Woodbine and Jenks (two blocks west of the stadium and one block east of Green Bay Road) for twelve years. Northwestern games have a negative impact on my family. I have to plan any entertaining around the Northwestern game schedule, otherwise my guests will not be able to park anywhere in my neighborhood. When I have entertained my neighbors who do not need to drive, my parties have been ruined by people leaving the game, who are often drunk, dump garbage and cans in the street beside my home, make excessive noise, idle their cars alongside Jenks, which causes noise and air pollution in my backyard where I host parties, and whose driving at the end of the games puts my guests (some very young and some quite old) at risk as they try to walk home. I no longer host any dinners or parties of any kind on game days.

I also do not shop on game days, because it is very hard to drive in or out of the neighborhood, and impossible to park right in front of my house for easy loading and unloading.

Finally, my daughter is not permitted to walk to friends houses or play in either of our neighborhood parks on game days unless I accompany her. I do not feel she is safe from the endless stream of drivers who are looking for a parking place, but often fail to notice pedestrians, or from the people who leave the games in droves, often obviously inebriated.

In thinking about the future of the stadium, I would be glad to see these problems decrease. If for-profit concerts are the future, I expect my current problems will seem small by comparison. I love our community-oriented, mostly quiet neighborhood. Living in close range of a stadium that hopes to greatly increase its noise pollution, light pollution, and pedestrian, automobile and truck traffic makes the future of this neighborhood look very dismal indeed.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Sarah A. Hendershot

My name is Brett Gover and I live at 2435 Jackson Avenue. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

My wife and I and our two young-adult children live on Jackson Avenue about a block south of the Northwestern stadium. I am a Northwestern graduate, and I often attend NU football games, and sometimes my wife does, too. However, we dread football games and other events because they have a hugely negative impact on our quality of life.

On game days, traffic is often nightmare in our neighborhood. Central Street, Lincoln Street, and the streets that connect them — Asbury, Jackson, Ashland, Eastwood, and Poplar — often become gridlocked long before gametime and again after the games. We have to plan our day around the game. We know that there will be long periods when it will be very difficult to get out of the neighborhood by car, and it will be dangerous to walk or ride bicycles because of the hurried, impatient drivers who aren't paying attention to pedestrians and cyclists. My wife and daughter were once nearly hit at the corner of Ashland and Lincoln by a speeding driver who was racing out of the neighborhood after a game. Lincoln Street gets a lot of bicyclists, including groups of middle schoolers and high schoolers, but the street seems very unsafe for cyclists on game days.

On non-game days, we like to go shopping on Central Street or walk to shops in downtown Evanston, but on game days we often just stay home, at least until the crowds have left.

The gridlock also raises concerns about access to Evanston Hospital. Ambulances regularly use Central Street but face long delays when traffic is gridlocked.

The traffic and parking problems aren't limited to football games. The same conditions sometimes occur when there are events of fewer than 10,000 people at Welsh Ryan Area, such as basketball games and graduations. On the day of our daughter's ETHS graduation in June of this year, traffic was a nightmare for hours, and so was neighborhood parking, and that event was only attended by about 8,000 people.

There are other negative impacts, too. The high noise levels (from the crowds and the PA system) can be very stress-inducing. Eventgoers often leave beer cans and food wrappers in our yard. Drunk people sometimes wander onto property. One person sat on our front steps for a half hour and was too drunk to leave or even to speak. When he finally stood up, he went into our backyard to vomit. When games are at night, we worry about safety as tens of thousands of people descend upon our neighborhood.

When my wife and I bought our house 21 years ago, we weighed the pros and cons of the neighborhood. We knew that football games would have a negative effect on our quality of life, but we decided that since there only about six or seven home games each year, we could put up with them. We are very upset that Northwestern is pushing for zoning changes that would allow up to ten 30,000-person commercial concerts each year plus unlimited events for up to 10,000 people. We never would have bought a house a block away from what would be one of the Chicago area's biggest commercial concert venues.

The proposed concerts would have bigger crowds than those at Allstate Arena, which has a capacity of 18,500, and the United Center, which has a capacity of around 21,000. Both of those venues are surrounded by huge parking lots and are located very close to interstate highways. Ryan Field is in the heart of a residential neighborhood, and it has very limited parking and no close highway access. To allow the commercial re-zoning would unquestionably hurt this residential neighborhood and the quality of life of its residents.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Brett Gover

My name is Peter Miller and I live at 2354 Ridge Avenue. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

We live a mile east of Ryan Field. When there are large events at the stadium, buses and shuttle services are used to transport people. During the events, buses park with engines running on Lincoln Avenue near the Chandler Center and Leahy Park. The buses idle for hours without passengers, and drivers often are unaware that bus idling is prohibited by the City of Evanston. We have emailed and called Northwestern many times over the years about this issue and whomever we speak with insists that NU's contracts with bus vendors forbid idling without passengers. If there is such a contractual provision, it does nothing to stop the idling each year. It is evident that NU simply cannot control its transportation contractors. If NU increases the number of events at the stadium, with 80-100 buses per event, the problem of bus idling will be disastrous.

And the pollution problem will be even worse because of the many large trucks involved in setting up for each event. Despite what Northwestern may claim, they have not shown an ability to mitigate the air pollution problem created by large events at Ryan Field.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Peter Miller

My name is Tracy Pintchman and I live at 100 Dupee Place. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

I have had fans toss garbage onto my lawn on numerous occasions as they come and go from games. I now expect it after every game. On game days, getting to and from our home becomes very difficult and time-consuming because of the huge amount of traffic on Sheridan and Isabella streets. One time, I had to call the Wilmette police at night because an inebriated couple who had attended a NWU game needed assistance and was ringing our doorbell repeatedly. The Wilmette police should have a record of that incident as they had to come out and help the couple. One fan urinated on a tree in our front yard after a game when it was dark. I was watching through my living room window as the crowd was passing through and saw him.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Tracy Pintchman

My name is Kim Novi and I live at 2507 Ashland Ave. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

I oppose the proposed use of Northwestern's Football stadium for concerts. I have lived 1/2 block from the stadium for about 30 years. Initially, football crowds were small. Crowds grew and so did the number of problems that include, but are not limited to the following:

1. Unlawful parking in the alley in front of my garage that blocked me from moving my car. I contacted Evanston police. Their response was that they were too overwhelmed to assist and that no tow trucks were available to move the offender.

2. No guest parking for family attending our home. On game days, driving and parking on Ashland is prohibited. We do not have driveways and must park in our garages in the alley behind our homes. There is no extra space for our guests on game days. While we learned to schedule around game days, we don't always have that luxury. For instance, when we held my mother-in-laws funeral lunch at our home after the service, family members - some who drove in from Wisconsin, had to park miles away and Uber to our home. While your new plan may include additional parking for concertgoers, that does not address the problem for neighbors who pay taxes and want their guests to park for free when they visit. I chose to live in Evanston, not Wrigleyville, because I wanted for me and my guests to be able to park. By adding concerts and thousands more attendees, you exacerbate this very real issue.

3. Unruly crowds. During the last game, I was on my way towards Evanston Hospital. A police officer gave me the go ahead to turn east onto Central from Jackson. This did not sit well with the evening game attendees who started pounding on my car. I was terrified and upset that the police officer did nothing - but understood that she had hundreds of cars to move along. Some teams attract more problematic crowds that include attendees who urinated on my lawn, littered and walk around inebriated. Evanston police has done a good job in trying to curb these incidents. But, those are my taxpayer dollars. To argue that no taxpayer dollars will be used to support the proposed concerts is disingenuous at best.

4. Noise and light pollution. All games are loud but there aren't that many of them. I oppose any additional night games and all concerts. The lights and noise from the evening games are very difficult to tolerate, especially when I have to work the next morning. Again, any number of concerts will exacerbate this problem. I chose to live next to a football stadium, not a concert venue that will hold more people than the United Center.

5. Damage to the Infrastructure. The alley behind our homes is always in terrible shape. The City refuses to pave it. Adding more days and nights when neighbors will have to use the alley because we are prohibited from driving down Ashland on game day will exponentially exacerbate this problem. Again, even if the City agrees to do the right thing and pave the alley, my tax dollars will pay for this.

6. Negative impact on property values. I was told that realtor tried to urge residents to move so as to capitalize on the negative impact the concerts will have on our homes.

In sum, I chose to live next to a football stadium that did not have night games at the time. All of the problems associated with living near the stadium will be exacerbated with the addition of concerts and increase my taxes.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Kim Novi

My name is Kimberly Kurrus. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

My family has lived in this area east of the stadium since 1971. In recent years (the last 10 or so- with the exception of COVID years) we have endured much greater noise and disturbance from NU games. For some of the complaints, NU responded with action, such as turning the speakers away from the residnetial street (Jenks Street off Asbury) when asked to do so because for years, they blared sometimes very rude and agressive music through them that just entered the home, even with windows closed. The bass rattled the windows, and we wondered if other neighbors complained also. NU (I beleive) started putting porta-potties in the alleys because neighbors were complaining about drunk fans peeing in their gardens. Fans roam the alleys, drink in people's driveways, tailgate on lawns, and generally take over the neighborhood with music, barbeque, noise, and garbage all within a 12-14 hour period. Traffic comes to a standstill on the roads as it swirls around the NU proerty with people looking for parking (Isabella, Central Street), and, residents cannot park on their own streets even as they pay for that priviledge, and get ticketed and towed across town if they do! Loud voices, curse words, people shouting and singing on Central street at all hours and long after the game is over; There have been some fights too.. all of this plus the noise from the stadium descends upon an otherwise quietly thriving family neighborhood. Recently we notice people who are not attending the game apparently casing homes, knocking on doors, checking car doors. A large crowd provides cover for all sorts. Evanstoin Police officers are busy directing traffic on central which opens up the neighborhood tor opportunists. (Where are the NU police officers?) At best, we tolerate the games, and do ot welcome them. The quality and quantity of the crowd has really changed over the years. Some of us in the neighborhood are fans, but that has changed too. We have mostly elderly / retired, and young families with small children in this neighborhood, and less NU culture over time. Some neighbors make hundreds of dollars parking vehicles on their lawns per season, which is the only thing they appreciate about the games, -because there are simply not enough spaces provided by NU for parking. Never has been. When NU built the baseball field and before that the Basketball building, that just increased the crowds, parking situation, and noise. NU was sensitive to some input from the community in regard to putting in lower level lights in the parking lot so they would not light up our homes at night. They did hold community meetings where they shared planning with changes to the stadium complex, but these latest requests are way out of the realm of reason: to change zoning, sell open alcohol, add large crown music concerts and vendors. While this will line their pockets, it will impact this neighborhood quite deterimentally. It is just too much to ask, and will change the culture of the busy family neighborhood in a place that has in close proximity to the stadium complex: elementary and middle schools, a major hospital, emergency services, public transportation (L train and bus) and many local residents who patronize the businesses on Central street.

During games and concerts already going on at Canal Shores, the level of noise is over the lawful amount, even inside some homes. NU can rationalize and skew their data, but we who live near know different. Its the homes immediately near the stadium complex that are most negatively effected. The homes further away do nt have the same concerns. In a just society and in consideration of large scale changes and the political pull NU has in this town, the needs and concerns of the residents nearest to the stadium complex should have strong consideration. NU

will keep pressing this issue year after year as they have been. My best advice to them is to sell this land back to Evanston for more homes and businesses, and build what NU wants to do on their own campus by the lake. That area is not residnetial and they own it outright. Evanston needs more single family homes and can retain its character with small venue concert businesses who make their money in the summer, such as SPACE. Making North Evanston the 'next downtown' with highrises and NU's concert venue as well as games will have a negative impact on the wholesome character of this area that has been built up over many years and attracts families, who are the essential building blocks of society. In Evanston's over-all vision for itself, does this NU Concert arena fit in with that vision? What possible impacts will the NU plan have on infastructure and resoueces of the area? Is the plan fair to all, and if not, why not, and what possible consequences will there be if this moves forward? What is Evanston's plan for the Northeast area of this city? This NU proposal decision is not something that gets decided in a few months with a couple of meetings, this should take years to decide.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Kimberly Kurrus

My name is Polly McClellan and I live at 105 3RD ST. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

I am concerned about increased noise and traffic for evening concerts at Ryan Field. Currently, there is usually just one night game during the football season. On that night, we close up our windows, so that the engine noise of buses, the soot and smell from the diesel of the buses, and the loud conversations of those leaving the game can be muffled. Over the last 23 years, we've heard at least two loud arguments--during one of which a neighbor came out of his house to intervene.

In general, during football games (evening or daytime), we limit our comings and goings because, while our street does not allow parking for football games, there is constant traffic on our street. We are often alarmed by horns bleating when traffic is crossing Isabella from Asbury on the south and 3rd St on the north--near accidents, I believe. If we do go out, we stay far away from both the Evanston Central St. area and downtown Wilmette because of traffic and drivers who are looking for a parking spot, but not looking where they are going.

If parking is restricted on our street for these concert events during the year (which will absolutely be necessary if we are to maintain our residential area), this will limit our ability to have guests as they will not be able to park nearby. Many in our immediate neighborhood, including from Evanston, use our street for overnight parking when it is needed.

Finally, there are multiple ambulances who use Isabella to get to the hospital when the traffic on Central St. in Evanston is too great. It is difficult for them to get through on any football day or night. It will not be safe for them to use either Isabella or Central on concert nights. I don't think it is a good idea to risk critical time for medical issues on a more regular basis.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Polly Nelson McClellan

My name is Richard McClellan and I live at 105 3rd St. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

Hello, my name is Richard McClellan, and I am a resident of 105 3RD ST. in Wilmette along with my wife Polly and 3 kids. We've happily lived in this house and neighborhood for 23 years and have enjoyed both the neighborhood and our long standing neighbors and community.

We've tolerated the events at Ryan field to date as part of the southeast Wilmette experience, but are very concerned about the proposed and how it would effect both our daily experience in our neighborhood as well as potentially diminishing our property value. People often move here from the city to escape the noise and traffic, and this proposal would essentially create another Wrigley Field 2 blocks from our house. The fireworks after a game send our pets running, the constant bus traffic along Isabella is loud, we can smell the diesel fuel in our house, and they often go shockingly and scarily fast, and we often shut the windows and stay in during these events due to traffic and noise.

Though parking is not permitted on our block, the foot traffic and crowds make it difficult to carry on with normal life and errands during events, and we always need to pick up trash and bottles out of our bushes after games and events. We've also experienced the same foot traffic, trash on our property, and noise from concerts at Canal Shores. It's hard to sit in the backyard without being inundated with music. Some is great, but not always to our taste of course.

I can only imagine how this new facility use would effect our lives.I understand the need for a more modern facility and am fine with that, but respectfully ask that you keep events to current sporting events, not the additional events and mega concerts that would ruin our quiet community. I find it a bit shocking, disrespectful and unfair to the people that happily live here that this is even being considered. Thank you for listening. -Richard McClellan

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Richard McClellan

My name is Emmett Sullivan and I live at 128 6th St. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

I have lived in the neighborhood immediately north of Northwestern's athletic complex for over 20 years. When I moved in we understood there would be some inconvenience related to parking and traffic congestion on game days, primarily football, and occasionally basketball. Living in the neighborhood you have to be very careful scheduling events that bring friends or family to your home for fear they'd have nowhere to park or get caught in traffic. Think about your own experience, we're talking parties, both small like dinner parties, birthdays, graduations, weddings and retirements or even bigger events like block parties. God help you if you have a some kind of family health or fire emergency, trying to get fire and rescue into the neighborhood during those times. Thankfully up to now we've never had a need.

For Northwestern football games, it's extremely rare that they'd ever come close to selling out the stadium, but for concerts of 28,500 and for unlimited events up to 10,000 they are much more likely to sell out. This would magnify all the issues referenced above. Especially knowing that Northwestern doesn't have sufficient on-site parking, something like 1200 spaces, to accommodate the cars that would come. Our neighborhood is inundated with cars wanting to park. In comparison, the United Center, a venue that has 5000 fewer seats for concerts than Ryan, the United Center has 6000 on site parking places and many other commercial garages surrounding the arena! It was built to accommodate large crowds our neighborhood was not!

For the safety, convenience and sanity of the neighborhood please keep Northwestern's athletic complex use for only university functions and not commercial purposes!!

Thank you.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Emmett Sullivan

My name is Katie McCarthy and I live at 342 Gregory Ave. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

We've lived here for 12 years and when NU has football or basketball games, parking and driving down our side streets becomes tricky. We only have a one car garage with a very short driveway and have two cars. So when there is no parking allowed on our street on game days, we need to go park one of our cars several blocks away. When it is allowed on our street (for basketball games), we do not have space to park one of our cars on the street. The streets also get very congested and delays us in getting where we need to go.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Katherine McCarthy

My name is Phil Linturn and I live at 124 3rd Street. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

Visitors do not treat the area as a family neighborhood, but as an event venue, and associated parking lots, like the United Center. Increased traffic congestion, poor driving etiquette, speeding, litter and noise do not fit in a quiet residential neighborhood.

As parents of young children, we have learned not to allow our children to use their bikes or even walk the neighborhood on game days because of the unsafe driving from those attending the events. During events held at Ryan Field, we experience a dramatic increase in traffic congestion, speeding, and erratic driving. Competition for parking spaces and visitor's lack of understanding of local parking restrictions leads to cars prowling our quiet neighborhood, looking for spots. They are not paying due care and attention towards the many children, dog walkers, runners and local drivers that live in the area.

The congestion along Isabella St, and all roads running south discourages us from using the businesses along Central while Games are on. This is frustrating as Isabella St is our main route to supermarkets, local bakeries, cafe's and hardware stores etc.

We have noticed on many occasions an increase in litter following the events held at Ryan Field, and and increase in noise and unruly behavior from those tailgating and drinking.

Again, this is a quiet residential neighborhood, filled with families of young children and pets. There is a fundamental difference between this neighborhood and the huge parking lots and transport infrastructure surrounding the United Center and Soldier Field.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Phil Linturn

My name is Harriet Meyer and I live at 610 8th St. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

20-25 years ago, a little boy was hit by a car a half a block from where we live in Wilmette. Thankfully, he survived, but I will never forget the sight of him lying unconscious in the street. This summer has been a reminder of how kids on bikes can be all over the place, bless them. I recently found myself behind three boys taking up the entire width of Central Street in Wilmette. With the prospect of 10-12 semitrailers per concert at Ryan, I am extremely worried that, with the size of the trucks and reduced visibility, children on bikes will be at risk for being hit. Thank you for your consideration.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Harriet Meyer

My name is Colleen Caughlin and I live at 125 5th Street. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

I have lived one block from the stadium since 1985. We thought we were prepared for this location but didn't anticipate all the basketball games, graduations, & other unpredictable activities. It soon became apparent the summer months were the only time we could really enjoy our yard and invite company, those years when we were not living thru the many large construction projects. Having 10 concerts and limitless other activities would make living here intolerable.

After evening football games the loud music and fireworks in the parking lot can continue to midnight. A homebound senior neighbor once asked me to get rid of fans who were setting up their grill in her yard, they argued it was their right and the land belonged to NW. Streets surrounding the stadium are covered with litter the morning after activities. While NW cleans the public ways it is up to us to pick up all the trash thrown in our yards.

My street is clogged with cars before and after concerts, alleys are often blocked, sometimes nothing moves for at least 10 minutes. It would be impossible for emergency vehicles to get through, and this is obviously an area with a lot of such vehicles. Within a half block of me are 2 families who moved here from the Wrigley area because they wanted to raise their children in a quiet, safe area. This is why most of us moved here. NW has had the chance to test concerts twice, once the infamous time decades ago when there was so much noise and property destruction they were forced to stop them, and not that long ago when their proposal for something smaller was met by Evanston with an opportunity to try this on a test basis. NW backed out, stating they would never propose this again. But, of course, they are back. My lovely, quiet neighborhood would be forever changed. Please vote against this plan.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Colleen K Caughlin

My name is Kathy Harper and I live at 640 Gregory Ave. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

1. Starting at 9:00 - 10:00 am (depending on NU's opponent and game starting time) and continuing through the end of the game, it is impossible to park within four to six or more blocks of my home when NU hosts football home games.

2. Safety issues arise with out-of-town drivers trying to find a parking place. The problem becomes especially dangerous as kickoff approaches. With small children playing outside, drivers speed through village streets searching desperately for parking.

3. Litter left on yards after football games.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Kathy L Harper

My name is Katie Brockett and I live at 124 3rd street. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

I have witnessed horrendous congestion, dangerous parking and erratic driving on game days and graduation and other ceremonial events at Ryan Field. Isabella Street becomes unusable and as a result I have witnessed drivers using the alleys for alternative routes. They were driving at speed and putting local children playing at risk. Secondary to that, litter is noticeably worse after game day.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Katie brockett

My name is Alan Malter and I live at 124 4th Street. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

In general, every resident near the NU football stadium (for the past almost 100 years) expects crowds in the area on six or so football home game Saturdays per year. I occasionally enjoy going to those games myself. Those events draw big crowds, lots of traffic, and generate noise. I can hear the stadium PA announcer, crowd cheering and touchdown fireworks in my living room. Cars cruise my neighborhood (near 4th and Isabella in Wilmette) searching for parking before games, school busses occasionally idle on 4th street for long periods of time to drop off/pick up marching bands and performers, but at least Wilmette does not allow parking on my street for 2 hours before/after football games. A lot of fans walk down my sidewalk on 4th street from parking deeper in Wilmette (where it is allowed) or from the CTA Linden station). Many fans park in the CTA Linden station lot and tailgate there, or spill over into the adjacent Maple Park at the corner of 4th and Maple in Wilmette. They are generally well-behaved, though night games are more problematic.

However, the football crowds cause gridlock on all the streets within a few blocks of the stadium, which causes neighborhood residents to have to plan around these events, since it's hard to access our neighborhood at these times, and impossible for us to try to travel past the stadium to Central Street or downtown Evanston. If we need to leave our neighborhood at these times, we need to escape to the North, towards Lake Ave and Sheridan road. NU men's basketball draws much smaller crowds than football, but Wilmette allows street parking during basketball games so my street (4th street) gets completed filled with parked cars and residents or their guests cannot find street parking during these times. All of the above imposes inconveniences on neighborhood residents, though none of it is unexpected since NU football and basketball games were played here long before any of the current residents bought their homes.

A more recent and unexpected annoyance is the loud noise coming from the rebuilt baseball and softball fields. The problem there is not the small crowds, but the cranking up of music (walk-up music for batters?) and the loud PA in an attempt to create atmosphere in the absence of large crowds. The recent NCAA women's softball tournament games were especially loud, and went late into the night. Overall, the proposed increased frequency of large events, the addition of alcohol sales, and the even louder expected noise from outdoor mega-concerts and their crowds are of particular concern. No one bought homes in the neighborhood thinking that the NU sports facilities would be used for frequent mega-concerts and other non-university events, since neither is part of running an academic institution.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Alan Malter

My name is Michael Silbert and I live at 110 6th Street. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

We have a parking space behind our backyard which has been parked in preventing our guests from parking in it a number of times when events have taken place at NU and there is no street parking. Loud fans have woken us up in the morning as they parked up and down the block.

After games our front yard has litter from fans leaving the game. It is always hard to entertain guests when an event is taking place at NU as all of the on street parking is taken. Also it becomes difficult to leave our house by car because of the congestion.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Michael Silbert

My name is Marlene Leon and I live at 518 Isabella St. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

After large events at Northwestern I have litter on my lawn, my plants have trampled, music from the tailgaters goes on until 10:00 PM. It is loud and disrupting. Often times it is difficult to come home because some streets have been blocked.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Marlene Leon

My name is Nancy Green and I live at 116 6th Street. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

We've lived near Ryan field for 30 years. Over that time, we have found Northwestern game days to be disruptive and inconvenient. We often can't get out car out of the alley due to illegally parked cars. We can't invite friend to our house due to parking restrictions. Fans who park on the street leave garbage and beer cans or bottles on the parkway in front of our house.

One game day, when NU was playing Ohio State a few years ago, was particularly upsetting. I glanced out my window to see a fan on his way home from the game urinating in the bushes in our side yard. He was entirely exposed to anyone who happened to walk by.

I feel like the football games were part of the neighborhood when we moved here, but use of the stadium for additional concerts for the financial aggrandizement of Northwestern would be excessive and inappropriate.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Nancy Green

My name is Deborah Hirshfield and I live at 2002 Harrison St 1D. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

In my Residential neighborhood within a block of both the Metra and the Central Street businesses, we have limited parking on weekdays from 7-10 AM only, being the sole neighborhood of this type to lack the two-hour limit. During games, we become a free parking lot, forcing us to either stay home or leave for the duration. There have been promises, expensive studies, conversations with alderpeople, and petitions to no avail. One fairly recent summer, NU told me they were working on their extremely loud sound system that penetrated from the stadium five blocks west to my neighborhood disrupting the peace.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Deborah Hirshfield

My name is Kristin Gover and I live at 2435 Jackson Avenue. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

I have lived at my current residence -- 2435 Jackson Avenue -- for over 21 years with my husband and two children. During this time, I have dealt with many inconveniences, nuisances, and challenges related to activities scheduled at Northwestern's Ryan Field. I oppose Northwestern's commercial zoning request because it is not suitable for our community in terms of safety, neighborhood sustainability, and quality of life now and in the future.

Using our property during football games, basketball games, graduations, and other gatherings at Ryan Field or adjacent Welsh-Ryan Field is very difficult due to the number of people trying to maneuver through our street and the main streets nearby. Traffic by car, on foot, and while waiting for ride-sharing vehicles make it very challenging to get around or to do daily tasks that most people take for granted. We've had to avoid certain dates for birthday parties and other gatherings because it would be challenging for people to get to our neighborhood or find parking when they arrive. As a neighbor to Ryan Field, we must determine our schedule for days when there are large gatherings and consider when we can leave our home and get back when we can still park or make it through the traffic. This was incredibly challenging when our kids were younger, and they had a number of activities during these times.

Living where we do means also protecting our property from the crowds attending Northwestern events. We have also dealt with a person throwing up in our backyard after attending a nearby tailgating party. And provide aid to someone who was injured during pre-game festivities. Trash after any large event is a regular occurrence too.

I'd like to emphasize my concern for our community in terms of safety too. We are grateful to live near a world-class hospital. We hear the ambulance sirens daily heading to the hospital. The large crowds is a big concern of mine and how whether these ambulances will be able to get patients to the hospital promptly during these times.

Finally, noise is another concern. The activity at the stadium is one aspect of the noise -- during football games and in preparation for games -- creates a large volume of noise. But the traffic by car and with the crowd moving through our streets is another aspect that can't be controlled. You can't tell people leaving a concert to be quiet. Allowing more concerts and special events at Northwestern's Ryan Field will impact our quality of life.

I appreciate the opportunity to comment and can provide further information as necessary.
Thank you, Kristin Gover

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Kristin Gover

My name is Stephanie Dufford and I live at 2617 Broadway Avenue. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

Football season is just that. A season. With a limited number of home games. And that causes enough trouble for those of us living near the football stadium. We understand and accept that this is a part of living in a college town and do a pretty decent job of getting behind it.

That said, tailgating starts early. Car traffic gets very backed up and adds a great deal of stress and time to a even a short drive. Parking becomes impossible. We can hear when NU scores and imagine we'll experience worse noise pollution with a rock concert a block away. Several times we have witnessed drunken shouting arguments in the alley beside our home. We have had to ask drunken football fans to stop peeing in our yard on three occasions. We dread what a stadium full of drunk concert goers will bring right next to, behind and in front of our home. And concerts every weekend all summer long in addition to football season is a LOT more activity than a football season. Football, we can get behind. A concert venue next to homes we cannot. It will impact my family's quality of life immensely. And all for the negative.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Stephanie Dufford

My name is Kat O'Reilly and I live at 1904 Jenks. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

As with many of my neighbors, I moved into the neighborhood well aware of the football stadium and schedule of events. I accept that schedule and the inconvenience as an existing condition and I try to enjoy the purple wave that flows down my street on game days.

However, living here comes with some negative factors. Game day means my street is parked up fully hours before the game. I plan my outings accordingly to avoid traffic or to accommodate my parking needs. Game day means I cannot have out-of-neighborhood friends over because there is nowhere for them to park. I had less issue with this when the football schedule was published well in advance. Now, with the TV broadcast element, while we may know the day, we often do not know what time of day until very near the date of the game, that is a big inconvenience. Game day means I avoid Central Street. If I need to get to Evanston Hospital, I need to allow way more time because there just is no good way from here to there with the stadium in between during the hours before or after a game.

I can clearly hear normal crowd noise at my house during the game. I can hear the marching bands. These are not amped sounds. Sometimes I can clearly hear announcements from the speaker system. These tend to be fleeting. (To get non-factual for a moment, the amplified concert noise every other weekend during the temperate months as proposed in the re-zoning request would definitely be a nuisance.)

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Kat O'Reilly

My name is Nancy Schuetz and I live at 115 3rd St. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

The Northwestern football games traffic (bus, car and foot) traffic make it difficult to move through the neighborhood on game days. Pedestrians who don't stay on sidewalks, walk in the middle of Isabella, present a safety hazard. Busses and cars create congestion in the neighborhood. The noise and congestion make it difficult to maneuver through the area. I cannot imagine the further disruption to the neighborhood if NU hosts concerts in the evening and alcohol is available. Adding in the noise factor would create additional headaches.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Nancy Schuetz

My name is Fred Gareis and I live at 321 Maple Ave. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

On numerous occasions, Northwestern University (NU) event patrons, parking illegally, have blocked access to the driveway to our house: sometimes partially but several times completely. The proposed zoning amendment to allow many additional concerts and other events at the NU site will only increase such problems.

When NU renovated its baseball stadium several years ago, the University was quite diligent in responding to the calls by surrounding neighborhoods that it strive to minimize adverse impact on those neighborhoods. Now NU is proposing a far more ambitious and extensive Football/Concert Project. I am both concerned and troubled that NU has apparently failed to exercise due and proper diligence to adequately study the impact those zoning amendments could represent to the surrounding neighborhoods. The proposal to use a new football stadium as a major concert venue would impact surrounding neighborhoods (which includes our Wilmette home) in many additional ways. There would be substantial increases in congestion, traffic, pollution and parking problems. Major concerts could also pose unique sound mitigation problems which weren't adequately addressed in a NU sponsored sound study. Also, it seems the plans call for directing that sound towards neighborhoods north and west of the new stadium could also directly impact our home.

Therefore, while I support the plan for NU to build a new football stadium, I do not support its request for the proposed zoning variations.

I submit this as both an affected Wilmette homeowner and an NU alumnus.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Fred Gareis

My name is Claire Doutre and I live at 215 3rd St. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

We don't have a parking garage and events at Ryan Field usually make it hard for us to park in front of our house. During graduation, there is so much traffic around us that it makes it hard to access businesses in Evanston. We have to avoid that area for a week.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Claire Doutre

My name is Rick Nelson and I live at 1300 Central St, Unit 104. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

My wife and I live on Central St about a block away from Ryan Field, and during the fall season, are negatively impacted by a variety of factors produced by the home NU football games: noise - from the attendees as they walk by our condo, from the roars of the crowd reacting to impactful plays of the game, from the game announcer broadcasting over the PA system, and from the marching band performing for the attendees; significant car traffic that makes it difficult to return to our condo or depart from it by car; foot traffic by a large number of attendees walking to and from each game; litter left on the front lawn of our condo building and on our unit's patio; and public intoxication by game attendees - sometimes before a game and more often after the game. Night games tend to produce more public intoxication.

When we decided to purchase our condo, we understood we would be living close to a football stadium that would host a half dozen games per year and knew we would be impacted on those game days. We never thought that the football stadium would be replaced by an entertainment facility that would potentially be more than doubling the games/events, and producing a significantly greater level of public intoxication, noise, foot and car traffic, and litter. We also know that the noise produced by the concerts would be sustained with minimal interruption over the length of each concert.

We have genuine concerns about what the proposed entertainment facility and concerts would do our quality of our lives and to the value of our condo. We strongly recommend that the City not approve the creation of an entertainment venue where Ryan Field is currently located and stick with the current schedule of NU home football games at that location.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Rick Nelson

My name is Carl Hopman and I live at 311 Driftwood Lane. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

The traffic is so bad on these days that I always try and avoid the area and any shops in the neighborhood.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Carl Hopman

My name is Alan George and I live in Wilmette. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

I am participating in this for two reasons:

One, I am concerned about the additional traffic being generated by the proposed traffic being generated in Wilmette. Already on game days we have very heavy traffic and some obvious inebriated drivers scrambling to get in out of Evanston. The idea that concerts will be held here will multiply the problem particularly at night with Wilmette absorbing a significant portion of the problem

Second: The noise generated by concerts is of great concern to me. I read recently the speaker systems will be turned toward Wilmette, rather than Evanston. If true this decidedly a very poor civic thing to do. Many Wilmette residents suffer already suffer the problems of poor behavior related to the Sports events and one can only imagine how much worse the concerts might be. Wilmette get no benefit related to a new stadium and I'm not sure that Evanston does either.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Alan George

My name is Christiane Bezerra and I live at 125 Dupee Pl. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

I live within two blocks of the Stadium. Our kids bike on the streets and play together on weekends, rollerblading, having water gun fights, building cardboard box forts, knocking on each other's doors and enjoying block parties and Friday happy hours, painting the streets and sidewalks with chalk.

The current football events create traffic disruptions with gridlock on Isabella St., 4th and 5th streets. It causes angry drivers speeding through narrow residential lanes and alleyways. We need to keep kids from going out by themselves or playing on the street when an event is going on. Patrons walk directly in front of our house as they make their way to the Linden L station. I do see trash left behind, mainly at Maple Park, the tot playground two blocks away from the stadium which is on the way of the crowds going to and from the train. However, the atmosphere and events AS THEY CURRENTLY ARE are not a major problem -- a University environment is, after all, a positive thing. We see mostly families attending and they are respectful. A lot of kids and families attend the Wildcat Alley "tailgating party" and the environment is positive. We bought our house here aware of that and embrace it as an acceptable combination of positives and negatives.

HOWEVER IF THE ZONING IS CHANGED TO COMMERCIAL AND MEGA CONCERTS ARE ALLOWED OUR NEIGHBORHOOD WILL BE DESTROYED FOREVER.

AND OUR LIVELIHOODS: We used up all our savings to buy our house on a sleepy two block street, close to the L train my husband uses to go to work. Our property value would collapse, and, in fact BRING FINANCIAL RUIN to many of us. We are not wealthy and our area is one of the less expensive areas to live in Wilmette, our school district. Most houses on our block are modest ranch or single floor homes. Our neighbors are teachers, librarians and health care workers and there are many different race and nationalities. We ourselves are a Latin/Asian household. Are we to be ruined so a University can make profits that have NOTHING to do with academics? NO. THIS IS WRONG!

KEEP THE STADIUM AS UNIVERSITY SPORTS facility under the current zoning but DO NOT UPGRADE TO COMMERCIAL ZONING! If NU wants to go into the commercial entertainment business they should INVEST IN A PROPER LOCATION off the highway. Of course THAT WOULD COST THEM MORE MONEY BUT THAT IS THE COST OF DOING BUSINESS. DO NOT TAKE ADVANTAGE OF THEIR EDUCATION STATUS TO RUIN FAMILIES -- they must be forced to EITHER KEEP THEIR CURRENT ZONING OR CHOOSE AN AREA THAT DOES NOT HAVE THOUSANDS OF FAMILIES WITH LITTLE KIDS ROAMING AROUND -- THERE ARE SEVERAL TOT PLAYGROUNDS WITHIN A FEW BLOCKS!

1- The noise would harm our children's health as studies show would go way pass the acceptable health level.

2- The pollution from the hundreds of tractor trailers idling and cruising up and down as they make their way on our little streets -- THE HIGHWAY IS FAR AWAY AND THERE IS NO DIRECT ROUTE.

3- Our little streets cannot handle too many cars let alone hundreds of tractor trailers -- whenever there is an event we already see gridlock problems, it is unthinkable what that number of patrons would do to our streets, shuttle buses included! We once had to go to the emergency room on a Saturday night and made it in less than five minutes -- what if this happens when a concert is going on? Evanston Hospital and the Fire Department cannot be dependent on a concert schedule!

4- Then the traffic of massive crowds of strangers going to and from the train or parking spaces would all but prohibit our little kids from walking out their front doors for fear for their safety!!!! NO THIS IS WRONG!!! NO UPGRADE TO COMMERCIAL ZONING!

Where is our government that will even consider such a fallacy?!?!?!? Officials that support this are either suspiciously gullible or criminally corrupt. It is unthinkable that such failed "planning" and "environmental impact" studies put forth by NU are even accepted. We need neutral accountability and avoid money to create profitable shortcuts for individual greed that Chicago area is so famous for!

THERE IS A DIFFERENCE BETWEEN REBUILDING AND UPGRADING ZONING.
It would crush our community. We are NOT white privileged folks but even if we were, this is a RESIDENTIAL NOT COMMERCIAL community. Have NU pay more for its real estate and build this elsewhere where zoning for it already exists.

DO NOT DESTROY OUR LIVES FOR NU'S RICH CONTRIBUTORS INDIVIDUAL PROFIT!!!!!

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Christiane Bezerra

My name is Phillip G. Adams and I live at 206 Fifth Street. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

Our residence is within 1,000' of the planned development - Ashland Avenue Evanston, Fifth Street, Wilmette. This is a quiet neighborhood street. But congestion and traffic during events at the facilities is always a problem. Attendees littering on our property and parkway is often the case. We can only imagine how these disruptions would be magnified, and magnified again by unacceptable sound levels during concerts. All of which would disrupt our lives. We urge the Land Use Commission to turn down - vote no on this proposal. Thank you.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Phillip G Adams

My name is Grace Hayek and I live at 1300 Central St. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

In my three years as a resident of Central Street (at 1620 and currently at 1300), I have experienced traffic rerouting and congestion on game days. There is no chance of street parking on those days. There is a significant amount of noise from the games themselves and from the thousands of pedestrians who attend them. There is some littering by eventgoers, although I have seen NU make an effort to clean up the area afterward.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Grace Hayek

My name is Byrd Rhyne-Fisher and I live at 625 Maple Ave. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

We take in stride the restrictions put upon us regarding the Northwestern Football schedule of home games. These include - our inability to park in front of our own home two hours prior and two hours after each game, the foot traffic in the area, trash on our lawn, noise from the event and traffic going up and down our streets. We take these in stride because they were part of what we knew we were getting into when we bought our home 10 years ago. We knew this is what we would face at every home NU football game.

We are NOT ok with this now expanded in both frequency and size of events. All of the negatives listed above will be amplified and increased. We will have our parking restricted even more frequently, we will have trash in our yard, foot and car traffic and noise more frequently and all 12 months, not the football schedule limits of the fall.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Byrd Rhyne-Fisher

My name is Helga Rothweiler and I live at 1300 Central St. #202. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

It is often almost impossible to turn into Asbury from Central to get into the garage in the back of the 1300 Central building.

We could not provide parking to out of town guests.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Helga Rothweiler

My name is Mark Rosati and I live at 2509 Ashland Ave. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

I submitted a detailed email to the Land Use Commission on Feb. 1 of this year, receipt of which was confirmed by Ms. Klotz, who said it would be forwarded to the LUC and City Council for consideration. I will amplify my earlier comments here to discuss in a bit more detail my experiences with athletics events permitted under the current zoning (I emphasize that we understood when we moved here in 2004 that we would be living near a university facility that would host collegiate football, basketball and baseball, etc. - unlike Northwestern's zoning scheme sprung upon the community in September 2022, that at least was not a surprise). It goes without saying that being unable to park in front of our house, or use the street in front of our house, for every Northwestern home football game, is an inconvenience, as is noise from fans walking to their cars or home after night football or basketball games, and three hours of music and football game announcements blasting through the neighborhood. There also have been cases (mostly relating to Ohio State and to a lesser extent, Michigan) where we and our neighbors have experienced 'fans' urinating in our yards (thus potentially exposing themselves to our minor daughters), impassable streets, drunken and very loud people milling through the neighborhood, acts of minor vandalism and so forth.

In remarks to the City Council in 2019 when Northwestern's purported four-event 'pilot program' for commercialization was discussed, I testified that opening the athletics complex to professional sports and other non-university activities was a terrible idea. I said then that "our community is already under siege when Ohio State and Michigan football come to town. These crowds create a drain on city-wide law enforcement resources and finances. Do we really want the equivalent of Ohio State football here dozens of times a year?" Based on the astonishing scope of Northwestern's new demands, along with the profoundly disturbing disclosures about how the university's athletics program operates, I clearly underestimated the potential problems in my earlier testimony. The zoning changes would be a disaster for Evanston, Wilmette and beyond.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Mark S Rosati

My name is Mike Miller and I live at 419 Gregory Ave. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

We live close enough to the stadium that when there are home games we are unable to have friends or family over if they drive because the village does not allow parking on our street due to emergency vehicles needing to get through. So for those 8 home game Saturdays we are unable to host events at our house. Once the game gets out we are not able to leave our driveway/street due to the traffic congestion here and in our alley as well. When tailgating is allowed in the NU parking lot on Ashland lately tailgaters bring large speakers, set up music and aim it at Wilmette, taking away from the evening as well. The actual game is not a problem!

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Mike Miller

My name is Aaron Cohen and I live at 2707 Prairie Ave. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

For 20 years I raised my family on Colfax St. two blocks south of Ryan Field. For the past 12 years my wife and I have lived on Prairie Ave., further from the U2 District, but still within earshot.

While on Colfax, athletic events, graduations, and occasional entertainment and cultural events that conformed to Northwestern's academic mission and not for profit status were acceptable inconveniences. We moved near the stadium aware that occasional disruptions to the rhythm of our lives would occur. Those disruptions, including noise, congestion, increased foot traffic, and sometimes obnoxious and unruly behavior, occurred most often during weekends. I did not fear for my kids' safety walking to elementary and middle school at Haven and Kingsley.

We experienced fans tailgating on Poplar St., playing loud music, drinking beer, eating, and sometimes leaving a mess. The public urination and rowdiness were annoying and obnoxious but not threatening. On many occasions I asked partyers to quiet down and respect the residential neighborhood, explaining that I had young children who were trying to sleep. I was nervous confronting people 15 years ago; today, given the overall climate, I would probably avoid doing so.

I know several Central St. retailers, for whom NU events have been business killers. Their usual shoppers--including me--stay away on event days because parking is impossible and getting in and out of the neighborhood is a nightmare. My wife and I plan our errands around football games and events, so that we don't have to crawl through the congestion. Fortunately, we have a garage with alley access; otherwise, we would be unable to leave and find parking on our return.

But we knew that was the situation when we moved to the neighborhood over 30 years ago.

Northwestern's current Ryan Field proposal is simply stupid, and the attempt to shove it down our throats is mendacious. You can't jam a size 10 foot in a size 6 shoe no matter how much you want to! It doesn't fit!

I am convinced, based on the reports submitted to LUC, that the Ryan scheme will destroy livability in north Evanston and south Wilmette, while creating tremendous and inevitable ancillary costs to both communities in terms of infrastructure, policing, emergency services, loss of small non-alcohol-related businesses, devaluation of properties, access to the hospital, ground and air pollution, and other economic, environmental, and quality of life impacts. This is evident even to a casual reader of the plans Northwestern has submitted, which egregiously downplay those negative impacts, while sugarcoating the dubious--and wholly speculative--benefits.

Adding insult to injury, Northwestern has been secretive, duplicitous, and disingenuous in this whole process. For nearly a year I have asked questions of NU executives, who have prolifically touted their "listening" sessions and willingness to engage. I have received NO answers! Indeed, they have listened, but have failed to answer, all the while providing deceptive reports.

The university has touted Rebuild Ryan Field as being "all private funding." Nonsense. The endeavor already has cost the city and residents willing to discover the truth hundreds of thousands of dollars and an incalculable loss of trust and goodwill. How much more must we pay to bring reality to bear on an institution that seems to have lost touch?

It is inconceivable, and would be unconscionable, for the city to reward this behavior with commercial carte blanche to have its way with the neighborhood and the city.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by Aaron B Cohen

My name is J.G. Froberg and I live at 1531 Lincoln Street. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

I am opposed to the existing Northwestern University (NU) applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District aka the Ryan Field area. My wife and I have owned our home property in the 7th Ward since 1995. I am a graduate of NU's business school.

We have lived at the corner of Lincoln and Ashland Street for 28 years and as a result we may have been as impacted more than other residents around Ryan Field by the existing football and basketball game day traffic congestion and lack of resident only parking, as we are not permitted to park on Lincoln Street or Ashland Street on game days and game nights and our access to our property has been restricted. Due to NU's existing use of Ryan Field and existing taking away of the normal use of Ashland Street from a residential north-south street to a south-north street dedicated to the exclusive use access road for NU shuttle buses. As a result, we often have difficulty even accessing our garage on the existing 6 or 7 home football game days at Ryan Field. We assume that the infringement of our rights to use our residential property and access to use Lincoln Street and Ashland Street (as well as our neighbors' rights to similar access) will be even a greater if NU gets approval to host the proposed 10 additional commercial concert dates with a proposed attendance of up to 28,500 to 35,000 each PLUS the NU proposed unlimited use days of the Ryan Field area for commercial or community events of up to 10,000 attendees. We understand that the NU proposal purports to limit attendees for concerts at the new Ryan Field to 28,000 but we suspect that NU may wish to increase that number to full capacity of 35,000 at some point.

From our home court vantage point, we have personal knowledge based on our 28 years of casual observation of the actual traffic congestion and human traffic for existing NU football and basketball game days. On football game days we have personally observed the taking away of residential parking on Lincoln and Ashland Streets, the noise of NU shuttle bus traffic on Lincoln and Ashland Streets, the pre-game and post-game litter left by NU fans between Ryan Field on Ashland and Lincoln Streets from the existing use of Ryan Field areas.

As we understand the NU proposal, IF the NU zoning and land use amendments are approved by the Evanston city council or other Evanston authority, THEN these amendments would allow NU to host unlimited indoor and outdoor commercial events or concerts or community events attended by up to 10,000 people and up to 10 additional concerts with up to 28,000 to 35,000 attendees at either the new football stadium (proposed capacity 35,000) or the existing adjacent Welsh-Ryan Arena (capacity 7,000), that currently only hosts NU basketball games and other sports events. We are unsure whether NU would hold any simultaneous events at both Ryan Field and the new Ryan Field that might boost actual capacity to 35,000 attendees.

The proposed new NU land use could be translated solely in terms of proposed existing football and basketball game day attendance as an example of such usages effect on the local neighborhoods as follows:

(a) allowing NU to host the disruptive effect of"unlimited" basketball games each year with up to 7,500 + 2,500 more attendees all over the NU Ryan Field property (in addition to the existing 19 or so scheduled home basketball games with up to 7,000 basketball fans inside Welsh-Ryan Arena each Winter season); and
(b) allowing NU to host the disruptive effect of up to 10 additional football games with up to 28,000 to 35,000 attendees as commercial concert events each year (in addition to the existing 6 to 7 scheduled home football games each Fall season).

In my opinion, NU is attempting to create essentially a half-sized version of Soldier Field (capacity 61,000) through NU's proposed new Ryan Field (new capacity 35,000) but dropped smack dab in the middle of a highly concentrated residential neighborhood with no buffer zones. That increased use and attendance comes with limited Ryan Field on-site parking resources and what seems to be inadequate existing Evanston commercial streets to access the existing and new Ryan Field area.

However, the area surrounding the new Ryan Field is not at all like the area around Soldier Field. Unlike the proposed new Ryan Field, Soldier Field has:
(a) ample public parking within 1 mile of Soldier Field;
(b) the use of DuSable Lake Shore Drive expressway and a variety of multi-lane public access roads to DuSable Lake Shore Drive to get traffic and fans in and out of Soldier Field; and
(c) the availability of the CTA bus and train system and the Metra Rail lines to transport spectators to or within walking or commuting distance of Soldier Field.

The Soldier Field area, (unlike the Ryan Field area), upon information and belief, is primarily a commercial stadium in a commercial zone with no residential areas located within ½ miles or more from Soldier Field and its sports and commercial concert events. In addition, according to information and belief, there are no residential areas to the East or the North or the South of Soldier Field. In fact, upon information and belief, he only residential areas that exist to the West of Soldier Field are separated from Soldier Field by DuSable Lake Shore Drive and the Metra Electric train yards that restrict direct pedestrian access to and from Soldier Field into those residential areas.

In my opinion based on my 28 years of personal observations of the existing use of the Ryan Field area from within my neighborhood:
(1) the existing Ryan Field property has only one commercial East-West access road (Central Street) to convey traffic to and from existing permitted Ryan Field events;
(2) the existing Ryan Field area has inadequate parking spaces on the Ryan Field property for attendees in excess of 500 to 1000 cars to any existing Ryan Field events;
(3) the existing public parking lots located on the NU campus combined with the existing downtown Evanston public parking lots are inadequate to serve the Ryan Field area for football games;
(4) there is inadequate other commercial or privately owned off-street parking available within walking distance of Ryan Field for existing Ryan Field area for football games or perhaps any Ryan Field events in excess of 7,000 vehicles used by attendees;
(5) the existing Ryan Field property directly abuts residential neighborhoods on all four of its sides of the Ryan Field area without any meaningful buffer zone; and
(6) there is no buffer zone at all between the existing Ryan Field and the residential neighborhoods that surround the Ryan Field property.

It also seems to be a matter of observable facts upon information and belief, supported on my observations with respect to the Ryan Field area over the past 28 years that:
(a) Aside from Central Street, all other Evanston streets (as well as Wilmette streets) abutting Ryan Field (and within a ½ mile radius of the borders of the Ryan Field property on the North, East, South and West) are tree lined residential streets surrounded on either side by single family homes or other residential structures.
(b) All East-West traffic roads around Ryan Field between Ridge Avenue and Greenbay Road are constrained by the existing and immovable Metra and CTA Elevated tracks and their raised abutments that form an immovable wall except for the Central Street and Lincoln Street viaducts.
(c) There is only one commercial East-West street (Central Street) abutting and serving the Ryan Field area with a narrow CTA viaduct to the West at Greenbay Road and a narrow Metra viaduct near Ridge Avenue to the East (by the access road to North Shore Evanston Hospital) that restrict existing vehicle flow during rush hour traffic and during all football and basketball game day traffic.
(d) Currently, Central Street at both Greenbay Road on the West and Ridge Avenue on the East does not even have a Left Turn Arrow for East-West traffic to use to facilitate existing traffic flow.
(e) The width of Central Street at the West end Metra viaduct at Greenbay Road is barely wide enough to allow two lanes of automobile traffic to squeeze through that viaduct area.
(f) When any commercial vehicles or buses are also using those Central Street intersection at Greenbay Road then the traffic is reduced to just one lane which causes traffic to back up. Often that backed-up Central Street traffic does not have enough greenlight time to enable backed up traffic to cross Greenbay Road before the traffic light at Greenbay and Central turns red even during non-rush hour times on-nongame days at Ryan Field.
(g) During game days at the existing Ryan Field traffic backs up on Central Street at either direction at the intersection of Greenbay Road at least one-hour or more before football games begin and one-hour or more after football games end (and to a lesser extent on basketball game days and nights).
(h) On game days I do not recall there ever being clear signage from NU warning traffic approaching Ryan Field from Greenbay Road from the north or south or from Central Street from west of Greenbay Road or on McCormick Boulevard approaching Greenbay Road from the south (or any other East-West Streets intersecting with McCormick Street approaching Evanston) that the public parking within 3-blocks of Ryan Field is inadequate and visitors should seek public parking on NU Campus or downtown Evanston.
(i) On game days I do not recall upon information and belief, there ever being clear signage from NU warning traffic approaching Ryan Field from Sheridan Road from the north or south or from Ridge Street from north or south (or Chicago Avenue or any other north south street entering Evanston from Chicago) approaching Central Street that the public parking within 3-blocks of Ryan Field is inadequate and visitors should seek public parking on NU Campus or downtown Evanston.

For all practical purposes based on the foregoing matters of observable fact upon information and belief, (based on what we have personally observed during our 28 years of residing at the corner of Lincoln and Ashland Streets), it seems clear that:
(1) The Ryan Field area property is constrained and locked within a residential area with inadequate ingress or egress access for game day football crowd sized traffic (as well as some basketball game sized traffic) to use the streets around Ryan Field without creating traffic jams

and congestion along with attendant noise and air pollution from vehicles on the Central Street side (and likely all four sides) of the Ryan Field property.
(2) This inadequate ingress and egress access to the Ryan Field area property would seem to apply to any commercial event planned to use the Ryan Field area with any attendance greater than 5,000 attendees and particularly with respect to:
(a) the expected attendance of up to 28,000 to 35,000 attendees for the additional 10 NU proposed scheduled new concert events (which is in excess of maximum actual average football game sized attendance of less than 20,000 for the 6 to 7 football games); and
(b) the expected attendance of up to 10,000 attendees for the "unlimited" NU proposed scheduled new community events (which proposed attendance is in excess of the existing maximum actual possible basketball game sized attendance of 7,000).

I believe, upon information and belief, from my observations over the past 28 years that permitting NU to increase its permitted use of the Ryan Field area to essentially 10 more football sized events PLUS the existing 6 or 7 home football games in the form of commercial events for up to 28,000 to 35,000 non-sports fans PLUS "unlimited" greater than basketball sized events in addition to the 19 or so existing basketball games for non-sports fans is unreasonable and impracticable for the adverse effects such use will expose to the residential areas around the Ryan Field area on its face.

As I understand the details of the NU Ryan Field commercialization proposal, upon information and belief, NU assumes that Evanston (and perhaps Wilmette) will adopt restrictive resident only parking restrictions on all residential streets around the Ryan Field area.

BEFORE EVANSTON APPROVES ANY EXPANDED PERMITTED USES OF THE RYAN FIELD AREA THIS EVANSTON TAXPAYER REQUESTS THAT EVANSTON IMPOSE RESTRICTIVE RESIDENT ONLY PARKING RESTRICTIONS ON ALL RESIDENTIAL STREETS AS ASSUMED BY THE NU PROPOSAL

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by J. G. Froberg

My name is JG Froberg and I live at 1531 Lincoln Street. I hereby submit the following written testimony, which is based on my own direct personal knowledge and experiences, to the Evanston Land Use Commission regarding Northwestern University's applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District:

I am opposed to the existing Northwestern University (NU) applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District aka the Ryan Field area. My wife and I have lived and owned our home in the 7th Ward since 1995. This statement is intended to supplement the prior statement submitted on this matter.

Living for the past 28 years in Evanston at the corner of Lincoln and Ashland Street we believe upon information and belief, that we will continue to be adversely affected by the new NU proposed commercial event day activities at the to be redeveloped Ryan Field, by increased human traffic, increased shuttle bus and other motor vehicle traffic and vehicle pollution, (particularly if shuttle bus traffic is allowed to continue to block our use and our neighbors use of Ashland Street between Lincoln and Central Streets), and increased noise pollution. We believe that this increased use and commercialization of the Ryan Field property will continue to limit and diminish our rights and our neighbors' rights to peacefully enjoy our residential neighborhood with no direct or indirect benefit of any kind being provided to us by: (a) the addition of 10 additional days of taking by NU on the 10 commercial concert date days with up to 28,500 to 35,000 non-sports fan attendees plus (b) the addition of "unlimited" commercial community event days with up to 10.000 non-sports fan attendees.

From our home field vantage point, we have gained personal knowledge of the actual traffic congestion, air pollution, and parking shortages for residents along with event noise, event or attendee litter from human traffic on Ashland Streety (and other neighborhood streets) between Ryan Field and Lincoln Street from the existing use of Ryan Field arenas. We personally have observed the ebb and flow of people and cars on most of the existing football and basketball game days at the Ryan Field arenas.

We believe that the attendees at expected non-sports and commercial concert attendees at non-athletic commercial events planned at the new Ryan Field area for concerts with up to 28,500 to 35,000 attendees will be dramatically different from the typical fans attending NU football games and basketball games.

From our observations over the past 28 years upon information and belief, the typical football crowds on NU game days follow the observed patterns for those NU football events:
(a) The first group of people passing by our house on football days (or nights) seem to be persons who are heading to Ryan Field to do work for NU at the game. This group typically begins to pass by starting around 7am for 11am kickoffs and about 3 or 4 hours before night-games.
(b) The football fan attendees seem to begin to arrive in our neighborhood around an hour and a half or more before kickoff in small groups that filter into the Ryan Field property for tail-gaiting near Ryan Field or Wild Cat Alley festivities on the Ryan Field property. We also note that very early arriving (or sometimes overnight arriving) football fans begin to park on Poplar Street between Central Street and Colfax. Those tail gaiters often block off parking spaces on Poplar

Street to set up their own tailgating activity or to "reserve" spots for their later arriving friends in our residential neighborhood.
(c) Those sports fans who are walking north on Ashland before game time seem to be generally in a pleasant, good-natured mood as they walk to Ryan Field. They seem to be groups of friends who may be alumni of either NU or the NU opponent for that game. They often wear clothes showing which team they support. NU students are often in this group.
(d) The shuttle bus activity that monopolizes Ashland Street from Lincoln Street north to Ryan Field begins arriving around two hours or more before game time. The shuttle buses are noisy and emit exhaust fumes along Lincoln and Ashland Streets. Often the early shuttle buses contain only a handful of occupants. As game time approached the occupancy of those shuttle buses increase but never seem to be fully loaded. The shuttle buses often accumulate with their engines running along Ashland as they await to cross Central Street to drop off their occupants.
(e) As time grows closer to kickoff time the sidewalk traffic walking north and bus traffic heading north on Ashland Street increases and usually peaks as the time to kickoff nears. After kickoff late arriving fans continue to arrive and use Ashland to Ryan Field, often until half-time. Those sports fans who are then walking north on Ashland usually still seem to be generally in a pleasant, good-natured mood as they walk to Ryan Field.
(f) As half time approached some very late arriving fans continue to arrive and proceed to Ryan Field while around the same time other fans begin to leave the Ryan Field area and proceed south on Ashland away from Ryan Field.
(g) During the third quarter of most games (especially if the football game score is not close) the volume of fans leaving Ryan Field increases. This flow away from Ryan Field continues to grow as it gets closer to the end of the game depending on the game score.
(h) As the game clock ticks down to zero, the crowd traffic heading south on Ashland picks up and shuttle bus traffic heading north on Ashland towards Ryan Field increases. At this time bus traffic begins to pile up on Ashland and buses idle with engines running on Ashland Street in anticipation of the game's end.
(g) The post-game traffic persists for at least an hour or more after the game ends with fans walking south on Ashland. At the same time north-bound shuttle bus traffic and their noise and air pollution also continues for at least an hour from game end.
(h) Often post-game fan traffic is in less a festive mood depending on how their team fared at the game. These post-game fans often drop cans, bottles, and trash on our yard that we need to pick up since NU does not have any crew to clean up the neighborhood. Such trash dumping seems to be more likely and more intense after night games.
(i) Post game fan traffic often gathers in groups of between 3 to 20 people at the four corners of Ashland and Lincoln as they appear to be waiting to be picked up by friends or by Uber, Lyft, taxis, or other ride services. These fans often stand and mill around on our property (and neighbors' property) as they wait. These fans along with their ride service cars often block traffic on Lincoln for other cars and other vehicles heading west on Lincoln, and shuttle buses trying to turn north onto Ashland. This combination of fans, shuttle buses, ride service vehicles is noisy, messy, and interferes with our use and our neighbors use of our property.

We believe the adverse effects to our enjoyment (and our neighbors enjoyment) of our residential property and neighborhood will be much worse for the 10 new commercial events planned by NU for up to 28,500 to 35,000 commercial event orientated concert fans (and will also be worse for

the unlimited commercial/community events planned by NU for up to 10,000 non-sports attendees) as opposed to the existing sports fans and sports events.

Based on our information and belief and based on media reports and observations of concert fan attendees at Soldier Field and other concert venues around the Chicagoland area we suspect:
1. Upon information or belief, concert fans may want to gather earlier at Ryan Field than sports fans and may gather in more concentrated numbers than before the sports fans do. This would mean if such concert fans were parking south of the North Shore Channel those fans would be using the foot bridge over the channel and walking through the Canal Shores Golf Course across the only foot bridge and heading to Ryan Field via Ashland in greater numbers than football fans. Such fans may also use ride services and get dropped off at the corners of Ashland and Lincoln (and other Lincoln Street corners at Asbury, Jackson, Eastwood, and Poplar Streets). As a result, many more such concert fans may possibly be clogging up the intersection of Ashland & Lincoln Streets and interfering with the residential community's use and enjoyment of their property.
2. Upon information or belief, concert fans will likely gather in more concentrated numbers than sports fans do at football games since concert fans will more likely want to enter the Ryan Field arena before the concert starts. Sports fans we have observed walking to football games seem to be in no hurry to get to the game on time. If they are late, the football fans may miss some football plays. On the other hand, concert goers who are late will miss performances they have paid NU to see. So, it would seem logical that a greater number of concert fans will want to enter the arena before the show starts.
3. Upon information or belief, concert fans will likely leave the Ryan Field arena in more concentrated numbers than sports fans at football games since the concert fans will more likely want to stay in the Ryan Field arena until the concert ends. Sports fans we have observed walking from football games often leave the game early especially if the score of the game is not close. Concert goers, we suspect, will want to stay to the end of the concert so they do not miss any performances that they have paid NU to see. So, it seems logical to suspect that a greater number of concert fans will want to stay in the arena until the show ends. This will create a greater number of concert goers using Ashland Street to return from the concert event to their cars parked south of the North Shore Channel OR to rendezvous with ride service providers at the four corners of Lincoln & Ashland Streets (and other Lincoln Street corners at Asbury, Jackson, Eastwood, and Poplar Streets).
4. Upon information or belief, this suspected increased concert fan activity for up to 28,500 to 35,000 attendees will mean 10 more calendar dates when NU Ryan Field users will be accumulating on the residential properties near the four corners of Lincoln & Ashland Streets (and every other residential street intersecting Lincoln Street between Greenbay Road and Asbury Street) to gain access to and then leave the Ryan Field concerts each year. Depending on other activities in the neighborhood including events at St. Athanasius Parish by school children and their parents or by wedding parties gathered at the church or funeral services at the church those church and school activities will be negatively impacted by the large crowds coming and going from the commercialized events at Ryan Field.
5. Upon information and belief, we understand that NU is proposing to sell alcoholic beverages at the 10 Ryan Field arena concert events with an expected attendance of up to 28,500 to 35,000 persons (and to a lesser extent perhaps to each of the "unlimited" commercial/community events where alcohol is permitted to be served during those events of up to 10,000 attendees). Such sales of alcoholic beverages may mean, on information or belief, that more of the concert fans who are

using Ashland & Lincoln (and every other residential street intersecting Lincoln Street between Greenbay Road and Asbury Street) to return from the concert event to their cars parked south of the North Shore Channel OR to rendezvous with ride service providers at the corner of Lincoln & Ashland Streets (and every other residential street intersecting Lincoln Street between Greenbay Road and Asbury Street) who may have been served alcohol at the event may possibly still be under the influence of alcohol or other substances.
6. We understand that football fans are not allowed to bring alcoholic beverages into the existing Ryan Field and are not allowed to leave Ryan Field and re-enter Ryan Field. This means upon information and belief, that even if those football fans who are drinking alcohol at tailgating parties before entering Ryan Field, such fans may have the entire duration of the game to perhaps recover from the negative effects of their drinking before leaving Ryan Field.
7. Upon information and belief, we anticipate that with respect to all of the 10 concert events anticipated to be held for up to 28,500 to 35,000 concert going fans who will be allowed to consume alcohol while at the new Ryan Field (and to a lesser extent to any of the â€œunlimitedâ€□ commercial/community events where alcohol is permitted to be served during those events):
(a) the concert-going attendees will be a wider and broader demographic group than the existing college football or basketball fan base.
(b) the concert-going attendees will likely be comprised of persons who have divergent interests similar to the demographics of the group performing at the concert and those musical performers may be similar to performers at venues such as Soldier Field, United Center, or Ravinia to name a few.
(c) depending on the type or genre or musical styles of the lead or star performers headlining each of the 10 commercial concert events the pre-concert and post-concert behavior of those 28,500 to 35,000 attendees will likely be more consistent with the musical performers' styles and concert dynamics than college football or basketball fans.

On information and belief, here may be other risks and exposures to which the other residents of the neighborhoods abutting the Ryan Field area have experienced based on their own experiences over the years with the use of the Ryan Field area by permitted uses as well as uses that were in violation of the existing Evanston zoning and land use limitations for the Ryan Field area.

Keeping in mind that, as I understand it, on information and belief, NU has had a past pattern of sometimes or often violating the existing Evanston zoning restrictions in place for its existing Ryan Field area (as I recall being reported from time to time and in various levels of details in the Evanston RoundTable). On information and belief, I understand that NU has compelled Evanston to spend unspecified thousands or hundreds of thousands of tax dollars in legal fees and expenses over the years to seek compliance by NU of Evanston's existing zoning restrictions (which tax dollars I understand, on information and belief, have not been reimbursed to Evanston by NU over the past years).

I believe that Evanston should take appropriate actions to require NU to both comply with all current and future zoning requirements and perhaps as a condition to any expansion of any current zoning or land use restrictions, to require NU to reimburse Evanston for all tax dollars spent by Evanston in the past, present. and in the future to comply with Evanston zoning and land use requirements affecting the Ryan Field property.

For the reasons previously stated in our prior opposition statements as well as this opposition statement we request Evanston authorities to deny any existing or future Northwestern University (NU) applications for a zoning amendment and a planned development at 1501 Central Street, a/k/a the U2 District aka the Ryan Field area that would permit commercial entertainment events in that district for up to 10 events with expected attendance greater than 10,000 and any other such commercial events with expected attendance up to 10,000 persons.

Under penalties as provided by law pursuant to section 1-109 of the Code of Civil Procedure (735 ILCS 5/1-109), I certify that the statements set forth herein are true and correct, except as to matters there in stated to be on information and belief, and as to such matters, I certify as aforesaid that I verily believe the same to be true.

Electronically signed by J.G. Froberg

August 14, 2023

Meagan Jones
2100 Ridge Avenue
Evanston, IL 60201
mmjones@cityofevanston.org

Re: Online Petition

Dear Ms. Jones:

On behalf of the Most Livable City Association, please find enclosed a copy of our organization's petition opposing the applicant's proposed amendment to Section 6-15-7-2 of the Evanston Zoning Ordinance to allow large commercial events, including stadium-capacity concerts, in the U2 University Athletic Facilities District.

At the time of writing this letter, 1,559 individuals have signed the petition asking the City of Evanston to do all of the following:

- "Reject rezoning Ryan Field and the surrounding athletic facilities for commercial events.
- Undertake an independent study of the stadium's impacts (financial, environmental and quality-of-life) on all residents and businesses. (Do not just take the university's word for it, nor the word of the university's paid consultants.)
- Adopt clear standards for all stadium and arena activities and establish an accountability board to govern them.
- Require a non-discretionary, yearly financial commitment from Northwestern to the City of Evanston and local public schools comparable to commitments made by peer universities."

Our petition is specific, in stark contrast to the applicant's submitted petition, which does not even acknowledge the zoning changes sought by the applicant, such as commercial uses and stadium-capacity concerts.

Sincerely,

David DeCarlo
President, Most Livable City Association

Enclosures

Change.org Petition to City of Evanston Officials
https://chng.it/RbDNp62vBy

Northwestern University says its new Ryan Field will be a "more intimate setting" within a "modern stadium campus." But what NU is really proposing is a huge for-profit event center with a smattering of collegiate football games.

Northwestern demands 10 outdoor concerts every summer with a capacity of 35,000, other large commercial events of up to 10,000 people, and alcohol sales—all exempt from property taxes. Meanwhile, the rest of us face increasing property taxes, making housing less affordable.

We implore the Evanston City Council, Mayor Daniel Biss, and city zoning officials: do **not** move forward without securing meaningful protections for residents and businesses. We, the undersigned, can support the new stadium if and only if it upholds two core Evanston values: **Equity*** and **Livability**** (see details below).

Please sign to petition the City to:

- Reject rezoning Ryan Field and the surrounding athletic facilities for commercial events.
- Undertake an INDEPENDENT study of the stadium's impacts (financial, environmental and quality-of-life) on all residents and businesses. (Do not just take the university's word for it, nor the word of the university's paid consultants.)
- Adopt clear standards for all stadium and arena activities and establish an accountability board to govern them.
- Require a NON-DISCRETIONARY, yearly financial commitment from Northwestern to the City of Evanston and local public schools comparable to commitments made by peer universities.

Concerned community members have formed the Most Livable City Association to ensure that the new Ryan Field is not a "field of schemes" but instead a project that serves the core Evanston principles of equity and livability.

Your voice counts! Tell Evanston city officials **not** to rubber-stamp Northwestern's plan.

***Equity**

NU is a nonprofit educational organization seeking to enter the live entertainment business. The university pays no property taxes and insists it will not make payments in lieu of taxes like many universities do.

- Northwestern makes no financial contribution to Evanston public schools. In contrast, the University of Pennsylvania will contribute $100 million over 10 years to the Philadelphia school system.
- In fact, Evanston residents subsidize NU's use of city resources, including fire and emergency services. In 2019, NU used $659,000 in fire and rescue services, for which it refused to reimburse the City.

- Northwestern needs no additional revenue to build its stadium:
    - The multi-billionaire Ryan family donated $480 million towards the project.
    - In 2021, Northwestern made a $87.8 million surplus of revenues over expenses.
    - Northwestern has an endowment fund of nearly $15 billion—making it one of the top 15 wealthiest universities in the country.
    - Northwestern's new Big 10 media contract for football games will make the university up to $100 million a year.

As one of the richest, most selective universities in the country, and flush with cash from its new Big 10 deal, NU should make payments in lieu of taxes like its peers do—Yale recently announced it will pay $135 million over six years to its hometown.

****Livability**

For-profit, mega-events with alcohol will impose high costs on the surrounding neighborhoods and on the entire City of Evanston:

- Police, fire, and emergency personnel will need to respond to increased traffic congestion, illegal parking, intoxicated drivers, nuisance behaviors, and accidents due to the masses of concertgoers.
- Diverting critical personnel on event days and nights will mean fewer staff to patrol and respond to calls in other neighborhoods and do other important work.
- Traffic and parking congestion will span multiple wards and prevent local patrons from visiting small businesses, such as bakeries, bookstores, hair salons, and specialty retail shops.
- Packed stadium concerts will create significant noise and light pollution—in other communities with large outdoor music venues, people miles away can hear—and feel—the noise. Northwestern has made no public commitment to adhere to the City's existing noise ordinance.

Northwestern can build its new college football stadium, and it can already host *nonprofit* community events at the stadium without changing the current zoning code. But it can't host commercial events for its own benefit, impose the costs on the rest of us, and undermine Evanston's vision of creating the most livable city in America.

Please sign the petition and tell Evanston city officials to stand up for our community. For more information or to learn about other ways you can help, go to www.mostlivablecity.org.

SHAPIRO & ASSOCIATES LAW

618 Academy Drive, Unit B | Northbrook, IL 60062

August 30, 2023

Matt Rodgers
Chair, Evanston Land Use Commission
c/o Meagan Jones
2100 Ridge Avenue
Evanston, IL 60201

Re: 1501 Central Street (Ryan Field)

Mr. Rogers:

On behalf of Most Livable City Association, enclosed please find supplemental materials to our August 15, 2023 submittal.

We appreciate your consideration in this matter.

Very truly yours,
SHAPIRO & ASSOCIATES LAW

By _____
Dan Shapiro

cc: Councilmember Eleanor Revelle
Interim Corporation Counsel Alexandra Ruggie

info@shapiroassociateslaw.com | Phone 312.763.9640 | Fax 312.763.9641

August 30, 2023

Supplemental

Submission to Land Use Commission

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camiros

consultants in planning, zoning, economic development, urban design & landscape architecture

August 28, 2023

Daniel C. Shapiro
Shapiro & Associates Law
618 Academy Drive, Unit B
Northbrook, IL 60062

Re: Addendum to Testimony Report
Ryan Field Redevelopment

Dear Mr. Shapiro:

Per your request, I am hereby submitting this addendum to my testimony report on the Ryan Field redevelopment project. The petitioner, Northwestern University, recently amended its applications for a zoning ordinance text amendment and a planned development. This addendum describes the degree to which the amended applications alter my findings a professional opinion on the impacts the proposed project will have on the surrounding neighborhood.

In my opinion, the amendments the petitioner has made to the two applications will not reduce the impacts to the neighborhood to a meaningful degree. To a significant degree, the impacts to the surrounding neighborhood will be created by the number of annual attendees the facility will generate. Based on the original applications, Camiros projected the annual attendees to be 1,453,135. With the modest reduction in proposed events, Camiros projects the annual attendees of the amended applications to be 1,334,135, a reduction of 8% from the original applications (see attached Exhibit A, Revised). This degree of reduction in attendees will not significantly reduce impacts on the surrounding neighborhood. The projected attendees still represents five times the number of 2022 attendees that were generated by all events at the sports complex.

I would also like to amplify on an aspect of the proposed project that I made minor reference to in my testimony report, which is the potential for secondary/indirect impacts. These are impacts not directly resulting from the facility and events hosted at the facility, but by third parties. One example would be noise generated by concert attendees who park in the residential areas. It is easy to imagine concert attendees playing car stereos at high volume before or after the concert in residential areas. This would not be an impact created by the facility itself, but as a consequence of the facility and its events.

Similarly, it would be easy to envision petitions to rezone properties in the neighborhood once its essential character has changed due to the commercial entertainment events hosted at the facility. There could easily be market demand for new commercial and multi-family residential uses. Existing single family properties on Central Street could become targets for commercial or mixed-use redevelopment. Existing single family properties located on interior streets could become targets of multi-family redevelopment. As the overall level of activity increases, and the area becomes less desirable for single family use, these types of petitions could very well be secondary/indirect impacts that are a consequence of this project. With such fundamental change possible, the question must be asked: What is Evanston's vision for this neighborhood? A clear vision should be the guide to the major policy questions raised by this project. The vision should be set by Evanston, not a private petitioner.

Regards,

William R. James, AICIP/RLA
Principal Consultant

camiros

EXHIBIT A REVISED

Attendees: Total number of attendees at the Welsh Ryan Stadium and Ryan Field Arena in 2022 was approx. 263,135 people. These numbers were taken from Northwestern's attendance count for each event. Data was unavailable for wrestling events; therefore, a venue capacity of 2% was assumed. This same level of sports-related events and attendees is projected to continue into the future. The 'Additional Events' allowed by the proposed text amendment would generate additional attendees beyond those generated by Northwestern University's sports programming. With the proposed text amendment, the total number of attendees could increase by 407%. This conservative estimate would allow 1,334,135 people to visit the neighborhood. To further put this into perspective, Evanston's population as of 2021 was 77,517. Just one of the mega events would equate to inviting half of the City's population.

The estimate for future attendees assumes 6 mega events, 60 events with 7,500 attendees, and 60 events with 10,000 attendees (see table below). All these events were assumed to have 85% attendance.

Event	**Attendance**
Total number of attendees 2022 at sports complex events	263,135
Additional Events Permissible Through Text Amendment	
6 Mega Events at Ryan Field (assumes 85% attendance)	178,500
60 Events with 7,500 max capacity (assumes 85% attendance)	382,500
60 Events with 10,000 max capacity (assumes 85% attendance)	510,000
TOTAL	**1,334,135**

This dramatic influx of people within a residential neighborhood would disrupt the quality of life for residents, affecting their movement, sleep, privacy, and overall well-being.

A Brief History of Conflict and Litigation Over Use of NU Athletic Facilities

Early 1900 -- Evanston residents objected when NU first proposed building athletic stands in a residential neighborhood. "*Records of the City show public hearings and* [residents] *objecting."*

1950s -- Cardinals pro football team repeatedly asks to use Dyche Stadium for their games. Proposals defeated.

1955 -- IL Supreme Court finds that "the use of [a parcel on Central Street] for residential purposes was adversely affected by its location, being subjected to the unfavorable influence of Dyche Stadium and the athletic field" which produced "much congestion, noise and confusion" whenever major events were held.

1969 -- Illegal tennis tournament at McGaw Hall.

1970 -- Illegal tennis tournament at McGaw Hall. **City sues NU.**

1970 -- **Bears sue City** to enforce contract with NU to play Philadelphia Eagles at Dyche Stadium. Bears' attorney cites previous tennis tournaments as **precedent**. Game is played.

1971 -- **City of Evanston enacts zoning ordinance prohibiting pro sports and commercial business operations on NU property.** Ordinance is adopted after residents complain about crowds, noise and traffic jams following the Bears game. Spokesman for St. Athanasius states that allowing further such games would force them to cancel religious services during the games.

-- **City sues NU** in an attempt to halt a scheduled professional tennis match.

-- NU applies for a variation to permit professional tennis matches to be played at McGaw Hall. NU's attorney cites the Bears game as **precedent** for such a variation.

1973 -- Rock concerts at McGaw Hall (including Rod Stewart and The Grateful Dead). **City warns NU that it is violating zoning regulations** that prohibit commercial business operations on University-owned land.

1974 -- City denies request to play week-long Virginia Slims ladies tennis tournament at McGaw Hall.

1975

-- **NU sues City** seeking to allow a professional NBA game in fieldhouse in October 1975 and to hold City's zoning unconstitutional. Injunction is denied; game is canceled and suit is dismissed.

-- **NU applies for variation to use Dyche Stadium and McGaw for professional athletic contests or other commercial purposes. Also seeks amendment of the zoning ordinance** to permit a wide variety of commercial and non-commercial activities. NU cites as **precedent** previous commercial events that took place at the stadium and fieldhouse.

1976

-- **NU sues City** seeking to declare Evanston Zoning Ordinance unconstitutional, lift the city's zoning ban against all professional and commercial events in McGaw Hall and Dyche Stadium and permit the Chicago Sting to play a soccer game at Dyche Stadium. This suit marks the **5th time that NU and Evanston have gone to court about the ordinance.**

-- Second Horse Show to be held at Dyche Stadium is stopped by court after lawsuit by neighbors alleging that first horse show left giant piles of manure on grounds for days after event ended.

-- **Evanston city council denies NU's 1975 petition for an amendment & application for a variation**

to allow pro sports in the U2 District. Businesses on Central Street report "*if they are open during any kind of activity at Dyche[] Stadium, they are sure to lose money.*" It is also noted that continued commercial

activities "*around the university facility could also be reflected in [decreased] sales prices and *** the assessed valuation*" of the nearby residential property, which is an "*important part of the tax [base] in Evanston and Wilmette."*

1977

-- Circuit court stops World Team Tennis match from being played at McGaw Hall.

– **Evanston City Council denies NU's 1971 application for variation to permit professional tennis matches to be played at McGaw Hall, finding that the variation would:**

1) Increase the intensity of the use so as to **detract from the essential character of the surrounding residential neighborhood;**
2) Be injurious to and **depreciate the value of nearby property and other improvements in the neighborhood** due to increased traffic congestion, pedestrian traffic, noise, and litter, all of which would be an unavoidable consequence of the proposed intensification of use; and
3) **Increase the danger of fire and public safety** by making it more difficult for emergency vehicles to carry out their functions.

1978

-- Bears use Dyche Stadium for practice on several occasions in 1977. City of Evanston tells NU that this is not acceptable and asks for cooperation in enforcing the City's zoning ordinance.

-- **IL Supreme Court decision upholds City's right to regulate itself through its zoning ordinances and its ban on professional sports in the U-2 District. Also declares there is a substantial difference between amateur and professional athletic events.**

1982 -- NU applies for special use to permit a musical performance at Dyche Stadium in May 1982, attendance limited to 25,000. Zoning Board of Appeals and City Council **deny the special use permit**, based in part on the mayhem and injuries that occurred at 1972 Spring Thing concert.

1984 -- **Illegal volleyball match** (US Olympic Team vs Brazilian National Team) played at McGaw Hall. NU's attorney writes to the Planning Board on January 7, 1985: "*The Athletic Department representatives who knew about the event felt that it would not be in violation of the zoning ordinance.*" The City responds: "*The subject activity was clearly not intramural or intercollegiate. The City finds no ambiguity in the zoning ordinance…. [I]t is expected that no further repetition of such violation will take place."*

1996 -- IMG seeks to amend Evanston Zoning Ordinance to allow Ameritech's professional indoor tennis events for a maximum of 7 consecutive days as a special use in the U-2 zoning district. Asked whether NU is seeking to expand the uses of the Welsh-Ryan Arena to include professional events, NU's director of athletic facilities and operations says, "No. … *NU is not in the business of generating revenue with their buildings*." After substantial resident and business input, **City Council ultimately denies proposed amendment**.

2019 -- NU seeks zoning amendment allowing it to hold professional sports and commercial events in the U-2 District, and to sell alcohol in arena. After intense community opposition, proposal is passed as a 2-year pilot expiring on 12/31/21, for Welsh-Ryan Arena only; NU pledges it will not seek to expand commercial entertainment to the stadium. Pilot never implemented due to COVID-19 pandemic; **City denied extension**. The text amendment specified it "shall **not create a precedent** for future uses in the U2 District."

2023 – As part of stadium rebuild, NU again seeks zoning change, this time to allow concerts of new stadium capacity (35,000) and other large commercial events; also seeks to sell alcohol in stadium.

This timeline was adapted from the Spotlight on Evanston website.

Media Coverage Through August 25, 2023

Will Northwestern Get Its Stadium, or Will Evanston Get a Fair Deal?
The Nation (August 25, 2023)
https://www.thenation.com/article/society/northwestern-stadium-evanston/

Letter to the editor: Black community members dispute NU's 'generational wealth' claim
Evanston RoundTable (August 24, 2023)
https://evanstonroundtable.com/2023/08/24/letter-to-the-editor-black-community-dispute-northwestern-ryan-field-claims/

Letter to the editor: Mega concert at Ryan Field – and you live nearby
Evanston RoundTable (August 24, 2023)
https://evanstonroundtable.com/2023/08/24/letter-to-the-editor-mega-concert-at-ryan-field/

Letter to the editor: Negotiating over Ryan Field in good faith and in the sunshine
Evanston RoundTable (August 13, 2023)
https://evanstonroundtable.com/2023/08/13/letter-to-the-editor-negotiating-over-ryan-field-in-good-faith-and-in-the-sunshine/

Northwestern throws 'Hail Mary' for Ryan Field stadium rebuild
Chicago Sun-Times (August 22, 2023)
https://chicago.suntimes.com/2023/8/22/23841796/northwestern-ryan-field-stadium-rebuild-letters-evanston-steven-harper-op-ed

Independent review finds major flaws in NU's Ryan Field concert noise study
Evanston RoundTable (August 16, 2023)
https://evanstonroundtable.com/2023/08/16/independent-review-finds-major-flaws-in-nus-ryan-field-concert-noise-study/

Harris fears Ryan Field concerts could open 'Pandora's box'
Evanston RoundTable (August 16, 2023)
https://evanstonroundtable.com/2023/08/16/ryan-field-rodents-second-ward-meeting/

Revelle: Ryan Field concerts plan 'does not meet' city standards
Evanston RoundTable (August 9, 2023)
https://evanstonroundtable.com/2023/08/09/revelle-ryan-field-concerts-plan-does-not-meet-city-standards/

Letter to the editor: Updated NU sound analysis says concert noise is really loud and pervasive
Evanston RoundTable (August 9, 2023)
https://evanstonroundtable.com/2023/08/09/letter-to-the-editor-updated-nu-sound-analysis-says-concert-noise-is-really-loud-and-pervasive/

'We are sending a clear message': Wilmette trustees pass objection to rezoning that would allow outdoor concerts at NU's Ryan Field
The Record North Shore (August 9, 2023)
https://www.therecordnorthshore.org/2023/08/09/we-are-sending-a-clear-message-wilmette-trustees-pass-objection-to-rezoning-that-would-allow-outdoor-concerts-at-nus-ryan-field/

Wilmette Village Board unanimously adopts objection to Ryan Field concerts
Evanston RoundTable (August 8, 2023)
https://evanstonroundtable.com/2023/08/08/wilmette-village-board-adopts-objection-to-ryan-field-concerts/

Wilmette approves resolution objecting to Northwestern's Ryan Field renovations
Fox-32 (August 8, 2023)
https://www.fox32chicago.com/news/wilmette-board-northwestern-ryan-field-renovations

Wilmette Village board votes to adopt resolution objecting to concerts being held at Ryan Field
WGN-9 (August 8, 2023)
https://wgntv.com/news/north-suburbs/wilmette-village-board-votes-to-adopt-resolution-objecting-to-concerts-being-held-at-ryan-field/

Don't buy into report that Evanston would benefit from rebuilt Northwestern stadium
Chicago Sun-Times (August 7, 2023)
https://chicago.suntimes.com/2023/8/7/23820166/northwestern-stadium-evanston-tripp-umbach-report-cost-benefit-analysis-steven-harper

Wilmette Trustees To Weigh In On Ryan Field Redesign With Resolution
Patch (August 1, 2023)
https://patch.com/illinois/wilmette/wilmette-trustees-weigh-ryan-field-redesign-resolution

Northwestern University's Guide to Quashing Community Dissent in 3 Acts
Common Dreams (July 31, 2023)
https://www.commondreams.org/opinion/northwestern-university

Northwestern's plan to rebuild Ryan Field will cause traffic, noise problems for Evanston Hospital
Chicago Sun-Times (July 25, 2023)
https://chicago.suntimes.com/2023/7/25/23805906/northwestern-ryan-field-stadium-renovation-evanston-hospital-northshore-ronald-meyer-op-ed

Opinion: Northwestern should have given up on a Ryan Field redo long ago
Crain's Chicago Business (July 25, 2023)
https://www.chicagobusiness.com/opinion/northwestern-should-give-new-ryan-field-opinion

Judge rejects Evanston's request to limit discussion of Northwestern football stadium plan
Chicago Tribune (July 25, 2023)
https://www.chicagotribune.com/sports/college/ct-cb-northwestern-university-evanston-stadium-judge-ruling-hazing-20230725-ynwxjctihzdcfhuxnwd5xlb2vm-story.html

Federal judge OKs discussion of Ryan Field proposals at town-gown committee meetings
Evanston RoundTable (July 25, 2023)
https://evanstonroundtable.com/2023/07/25/federal-judge-allows-discussion-of-ryan-field-proposals-at-town-gown-committee-meetings/

Judge rules against motion to remove NU stadium parking parcel from purview of committee
RobertSeidenberg.com (July 25, 2023)
https://robertseidenberg.com/judge-rules-against-motion-to-remove-stadium-parking-parcel-from-purview-of-committee-kelly/

City attorney files motion on NU decree without informing council
Evanston RoundTable (July 24, 2023)
https://evanstonroundtable.com/2023/07/24/city-files-motion-to-alter-nu-city-committee-without-asking-council/

Evanston residents angry about legal move by city to bypass public discussion
Evanston RoundTable (July 23, 2023)
https://www.chicagotribune.com/sports/college/ct-cb-northwestern-hazing-football-stadium-court-20230723-oge2lxqil5hn7mfjo36yux6y5a-story.html
Is Northwestern Outsmarting Evanston City Council?

Evanston Live TV (July 22, 2023)
https://www.youtube.com/watch?v=SGMGCo6uRb8

Letter to the editor: Concerts not music to all ears
Evanston RoundTable (July 20, 2023)
https://evanstonroundtable.com/2023/07/20/letter-to-the-editor-concerts-not-music-to-all-ears/

Hazing Suit Overshadows Northwestern's Stadium Push
Law360 (July 18, 2023)
https://www.law360.com/real-estate-authority/articles/1698015/hazing-suit-overshadows-northwestern-s-stadium-push

More than 260 faculty sign letter asking NU to 'halt' Ryan Field project for now
Evanston RoundTable (July 14, 2023)
https://evanstonroundtable.com/2023/07/14/faculty-letter-asking-northwestern-halt-ryan-field-project/

Council, students respond to hazing scandal and Ryan Field plans
Evanston RoundTable (July 13, 2023)
https://evanstonroundtable.com/2023/07/13/evanston-council-students-respond-to-hazing-scandal-and-ryan-field-plans/

Wilmette officials hear Ryan Field opposition 'loud and clear'
The Record North Shore (July 12, 2023)
https://www.therecordnorthshore.org/2023/07/12/wilmette-officials-hear-ryan-field-opposition-loud-and-clear/

Hazing scandal and the fate of city trees interfere with NU's Ryan Field plans
Chicago Sun-Times (July 11, 2023)
https://chicago.suntimes.com/business/2023/7/11/23791801/hazing-scandal-fate-city-trees-interfere-northwestern-ryan-field-plans

How Wealth Inequality Is Subverting Higher Education at Northwestern
Common Dreams (July 11, 2023)
https://www.commondreams.org/opinion/inequality-in-higher-education

Ryan Field backlash grows amid Northwestern football hazing scandal

Crain's Chicago Business (July 11, 2023)
https://www.chicagobusiness.com/education/ryan-field-plans-face-new-scrutiny-due-hazing-scandal

Residents ask NU to 'pause' Ryan Field proposal amid hazing scandal
Crain's Chicago Business (July 10, 2023)
https://www.chicagobusiness.com/sports/amid-hazing-scandal-northwestern-asked-pause-ryan-field-plans

Letters: In response to stadium plan, Evanston should tell Northwestern: 'Build what you can afford'
Chicago Tribune (June 29, 2023)
https://www.chicagotribune.com/opinion/letters/ct-letters-vp-062923-20230629-yfjwqnow7zatvl6wjhsh46zsvu-story.html

Fans, foes of Ryan Field project turn out in force to hear design details
Evanston RoundTable (June 28, 2023)
https://evanstonroundtable.com/2023/06/28/architects-detail-northwestern-ryan-field-plans/

Letter to the editor: Be skeptical of touted Ryan Field benefits for Black and Brown residents
Evanston RoundTable (June 27, 2023)
https://evanstonroundtable.com/2023/06/27/letter-to-editor-ryan-field-skepticism-black-brown-benefits/

Commentary: David DeCarlo and Lesley Williams: Northwestern should drop events, enter community benefits agreement for Ryan Field plan
Chicago Tribune (June 27, 2023)
https://www.chicagotribune.com/opinion/commentary/ct-opinion-northwestern-ryan-field-stadium-community-benefits-agreement-20230627-jiudv5azzfavpd4l4aofaeyvqu-story.html

Controversy surrounds Northwestern University's $800 million Ryan Field project
Fox-32 (June 23, 2023)
https://www.fox32chicago.com/video/1239435

Letter to the editor: Ryan Field plans 'radically outside' university mission
Evanston RoundTable (June 20, 2023)
https://evanstonroundtable.com/2023/06/20/letter-to-the-editor-ryan-field-plans-radically-outside-university-mission/

Ryan Field controversy in spotlight as university misses city meeting

Evanston RoundTable (June 15, 2023)
https://evanstonroundtable.com/2023/06/15/ryan-field-controversy-in-spotlight-as-university-misses-city-meeting/

Kelly a 'no' on NU's current Ryan Field plan
Evanston Now (June 15, 2023)
https://evanstonnow.com/kelly-a-no-on-nus-current-ryan-field-plan/

Northwestern drives toward goal line on $800 million Ryan Field project
Chicago Sun-Times (June 12, 2023)
https://chicago.suntimes.com/2023/6/12/23755609/northwestern-ryan-field-football-stadium-project

Letter to the editor: Concerning Northwestern's commercial stadium plans
Evanston RoundTable (June 7, 2023)
https://evanstonroundtable.com/2023/06/07/letter-to-edtior-john-austin-ryan-field-commercial-plans/

Evanston, Northwestern community alliance push for greater University investment in city
The Daily Northwestern (June 4, 2023)
https://dailynorthwestern.com/2023/06/04/city/evanston-northwestern-community-alliance-push-for-greater-university-investment-in-city/

Northwestern's request for 10 concerts won't receive Wynne's backing
Evanston RoundTable (June 1, 2023)
https://evanstonroundtable.com/2023/06/01/northwesterns-request-for-10-concerts-wont-receive-wynnes-backing/

Northwestern Accountability Alliance holds town hall for Ryan Field project
Chicago Tribune (May 30, 2023)
https://www.chicagotribune.com/suburbs/evanston/ct-evr-ryan-field-town-hall-tl-0601-20230530-hmfb7ypsnvd7jexcznbtlsahv4-story.html

New town-gown alliance airs concerns about Ryan Field proposal
Evanston RoundTable (May 29, 2023)
https://evanstonroundtable.com/2023/05/29/new-town-gown-alliance-discusses-ryan-field-proposal/

Northwestern Accountability Alliance gathers support for community benefits agreement at town hall

The Daily Northwestern (May 28, 2023)
https://dailynorthwestern.com/2023/05/28/city/northwestern-accountability-alliance-gathers-support-for-community-benefits-agreement-at-town-hall/

Field of Dreams, Schemes or Nightmares?
WLS-AM 890 (May 24, 2023)
https://www.wlsam.com/2023/05/24/field-of-dreams-schemes-or-nightmares/

Ryan Field overhaul not a done deal in Evanston
WBBM Newsradio (May 24, 2023)
https://omny.fm/shows/wbbmam-on-demand/ryan-field-overhaul-not-a-done-deal-in-evanston

Central Street neighbors plan for Ryan Field fight
Evanston RoundTable (May 18, 2023)
https://evanstonroundtable.com/2023/05/18/central-street-neighbors-ryan-field-zoning-meeting/

Letter to the editor: Ryan Field and the Costs of Inequity
The Daily Northwestern (May 17, 2023)
https://dailynorthwestern.com/2023/05/17/lateststories/lte-ryan-field-and-the-costs-of-inequity/

Gown vs. Town: Northwestern's plan to replace Ryan Field with a sports and entertainment complex is causing a hometown hassle
Chicago Magazine (May 17, 2023)
https://www.chicagomag.com/chicago-magazine/june-july-2023/gown-vs-town/

Guest essay: Ryan Field push shows climate hypocrisy
Evanston RoundTable (May 15, 2023)
https://evanstonroundtable.com/2023/05/15/guest-essay-rebuild-ryan-field-climate-environmental/

NU-City Committee attendees walk out of meeting after NU officials decline to discuss Rebuild Ryan Field
The Daily Northwestern (April 16, 2023)
https://dailynorthwestern.com/2023/04/16/lateststories/university-city-committee-attendees-walk-out-of-meeting-after-nu-officials-decline-to-discuss-rebuild-ryan-field/

Residents bring heat on NU's Ryan Field plans, then walk out
Evanston RoundTable (April 12, 2023)

https://evanstonroundtable.com/2023/04/12/residents-bring-heat-on-nus-ryan-field-plans-then-walk-out/

Guest essay: NU board chair's opposition to 'unbridled development' shows hypocrisy, *Evanston RoundTable* (April 2, 2023)
https://evanstonroundtable.com/2023/04/02/guest-essay-nu-board-chairs-opposition-to-unbridled-development-shows-hypocrisy/

It's Northwestern vs. Evanston Neighbors Over a New $800 Million Stadium That Will Host Concerts and Serve Booze
Wall Street Journal (March 29, 2023)
https://www.wsj.com/articles/its-northwestern-vs-evanston-neighbors-over-a-new-800-million-stadium-that-will-host-concerts-and-serve-booze-f0068c7a

Guest essay: NU misled us and used our stadium working group as a fig leaf
Evanston RoundTable (March 25, 2023)
https://evanstonroundtable.com/2023/03/25/guest-essay-neighborhood-representatives-on-ryan-field-stadium-working-group/

Opening Pandora's Box: The debate to rebuild Ryan Field
North by Northwestern (March 16, 2023)
https://northbynorthwestern.com/opening-pandoras-box-the-debate-to-rebuild-ryan-field/

Opinion: In rebuilding Ryan Field, Northwestern needs to protect local businesses
Crain's Chicago Business (March 10, 2023)
https://www.chicagobusiness.com/opinion/opinion-northwestern-needs-provide-protection-business-owners

Wilmette's role in the fight against Northwestern's Ryan Field rebuild
The Record North Shore (March 9, 2023)
https://www.therecordnorthshore.org/2023/03/09/wilmettes-role-in-the-fight-against-northwesterns-ryan-field-rebuild/

'Respect Evanston': Community members express distrust in NU's Ryan Field rebuild at town hall
The Daily Northwestern (February 20, 2023)
https://dailynorthwestern.com/2023/02/20/uncategorized/respect-evanston-community-members-express-distrust-in-nus-ryan-field-rebuild-at-town-hall/

In Your Neighborhood: Mixed Reactions to Northwestern's Proposed Ryan Field Makeover in Evanston
Chicago Tonight (February 16, 2023)
https://news.wttw.com/2023/02/16/chicago-tonight-your-neighborhood-mixed-reactions-northwestern-s-proposed-ryan-field

Letter to the editor: NU's extravagant approach compared to other universities
Evanston RoundTable (February 6, 2023)
https://evanstonroundtable.com/2023/02/06/letter-to-the-editor-nus-extravagant-approach-compared-to-other-universities/

Northwestern applies for zoning change to allow concerts at new Ryan Field
Evanston RoundTable (February 1, 2023)
https://evanstonroundtable.com/2023/02/01/northwestern-applies-for-zoning-change-to-allow-concerts-at-new-ryan-field/

Neighbors slam Northwestern zoning requests for new Ryan Field
Evanston RoundTable (January 31, 2023)
https://evanstonroundtable.com/2023/01/31/neighbors-slam-northwestern-zoning-requests-for-new-ryan-field/

Letter to the editor: NU, do not ignore stadium's human environmental impact
Evanston RoundTable (January 28, 2023)
https://evanstonroundtable.com/2023/01/28/letter-to-the-editor-nu-do-not-ignore-stadiums-human-environmental-impact/

Letter to the editor: Don't let grandiose plans kill Evanston's magic
Evanston RoundTable (January 23, 2023)
https://evanstonroundtable.com/2023/01/23/letter-to-the-editor-dont-let-grandiose-plans-kill-evanstons-magic/

Evanston ranks affordable housing as top issue for 2023
Chicago Tribune (January 23, 2023)
https://www.chicagotribune.com/suburbs/evanston/ct-evr-affordable-housing-tl-0126-20230123-lketekmcafdo3eaip5hxsu32be-story.html

NU pushes for Ryan Field renovation, 7th Ward neighbors criticize expected repercussions

The Daily Northwestern (January 18, 2023)
https://dailynorthwestern.com/2023/01/18/city/nu-pushes-for-ryan-field-renovation-7th-ward-neighbors-criticize-expected-repercussions/

Evanston officials, residents want Northwestern and local hospitals to pay to support local services
Chicago Tribune (December 23, 2022)
https://www.chicagotribune.com/suburbs/evanston/ct-evr-ryan-field-taxes-tl-1229-20221223-vr6tob4efjfrhcmk6aeyfde5u4-story.html

Northwestern's new president has taken on a tough assignment
Crain's Chicago Business (December 21, 2022)
https://www.chicagobusiness.com/education/northwestern-university-president-michael-schill-challenges

Evanston residents take NU stadium fight to city officials
Crain's Chicago Business (December 19, 2022)
https://www.chicagobusiness.com/education/evanston-residents-ask-city-stop-northwesterns-ryan-field-plans

Letter to the editor: NU overselling Ryan stadium's economic impact
Evanston RoundTable (December 15, 2022)
https://evanstonroundtable.com/2022/12/15/letter-to-the-editor-nu-overselling-ryan-stadiums-economic-impact/

Evanston residents form nonprofit to fight Northwestern stadium plan
Sports Business Journal (December 7, 2022)
https://www.sportsbusinessjournal.com/Daily/Issues/2022/12/07/Facilities/northwestern-ryan-field-stadium-plan.aspx

Northwestern's Ryan Field rebuild takes a hit from Evanston residents, business owners
WBBM Newsradio (December 5, 2022)
https://www.audacy.com/wbbm780/news/local/evanston-residents-shop-owners-criticize-ryan-field-rebuild

Evanston residents escalate Ryan Field fight
Crain's Chicago Business (December 5, 2022)
https://www.chicagobusiness.com/education/northwestern-neighbors-form-group-against-ryan-field-changes

Residents Launch 'Field Of Schemes' Campaign Over New Ryan Field Plans
Patch (December 5, 2022)
https://patch.com/illinois/evanston/residents-launch-field-schemes-campaign-ryan-field-redevelopment

Battle over Ryan Field in Evanston could be a seminar for the Bears
Chicago Sun-Times (December 5, 2022)
https://chicago.suntimes.com/2022/12/5/23490370/chicago-bears-stadium-arlington-heights-northwestern-battle-ryan-field-evanston-seminar

Evanston residents orchestrate 'Field of Schemes' campaign to oppose Northwestern's Ryan Field rebuild
Chicago Tribune (December 2, 2022)
https://www.chicagotribune.com/suburbs/evanston/ct-evr-field-of-schemes-tl-1208-20221202-gyqveofatvgqtdjjxd4eqejmam-story.html

Letter to the editor: Say no to NU's 'Field of Schemes'
Evanston RoundTable (December 2, 2022)
https://evanstonroundtable.com/2022/12/02/letter-to-editor-ryan-field-neighbors-nonprofit/

Letter to the editor: Ryan Field concerts are NU cash grab
Evanston RoundTable (October 19, 2022)
https://evanstonroundtable.com/2022/10/19/letter-to-the-editor-new-ryan-field-is-nu-cash-grab/

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Fwd: Response from Most Livable City Association to President Schill's August 17th Open Letters

1 message

David DeCarlo <ddecarlo@mostlivablecity.org> Sun, Aug 27, 2023 at 2:57 PM
To: mmjones@cityofevanston.org, aruggie@cityofevanston.org
Cc: lstowe@cityofevanston.org, sflax@cityofevanston.org, ewilliams@cityofevanston.org, Eleanor Revelle <erevelle@cityofevanston.org>, Parielle Davis <parielle@mostlivablecity.org>, Dan Shapiro <dshapiro@shapiroassociateslaw.com>

Ms. Jones and Ms. Ruggie,

We kindly request that you please provide a copy of this letter to the commissioners on the Land Use Commission that responds to NU's open letters, dated August 17, to the Evanston and Northwestern communities.

Sincerely,

David

---------- Forwarded message ---------
From: **David DeCarlo** <ddecarlo@mostlivablecity.org>
Date: Sun, Aug 27, 2023 at 2:53 PM
Subject: Response from Most Livable City Association to President Schill's August 17th Open Letters
To: <nupresident@northwestern.edu>, <admin-planning@northwestern.edu>
Cc: Parielle Davis <parielle@mostlivablecity.org>, Daniel Biss <dbiss@cityofevanston.org>, <ckelly@cityofevanston.org>, <kharris@cityofevanston.org>, <mwynne@cityofevanston.org>, Jonathan Nieuwsma <jnieuwsma@cityofevanston.org>, <bburns@cityofevanston.org>, Thomas Suffredin <tsuffredin@cityofevanston.org>, Eleanor Revelle <erevelle@cityofevanston.org>, <dreid@cityofevanston.org>, <jgeracaris@cityofevanston.org>

Please find the Most Livable City Association's response below and attached to President Schill's August 17th open letters to the Evanston and Northwestern communities.

Dear President Schill and Board of Trustees:

In response to President Schill's August 17 letters to the Evanston and Northwestern communities, we write to you with a simple request to withdraw the university's proposal to commercialize its athletics campus on Central Street. Instead, the university should put its efforts and resources into repairing the relationship between town and gown with a community benefits agreement for the rebuild of its football stadium.

We recognize and respect Northwestern's desire to provide first-rate athletic facilities that reflect the institutional pride and investment of alumni, donors, students, faculty, and staff. We also welcome the university's offer to continue providing "community-based activities" at its athletics campus, as it already does under the existing zoning code.

However, Northwestern's current plans for a commercial entertainment complex have created conflict and mistrust among neighbors and between city wards, between Evanston and Wilmette, and towards the university. Reversing that tide will require genuine leadership. This is the time to take a different tack.

All Evanstonians — as well as residents of Wilmette — deserve from their institutional neighbor and from Evanston's public officials an open and straightforward process, free from flawed and incomplete reports, vague promises, backroom deals, and other activities that have unfortunately characterized the "Rebuild Ryan Field" effort to date.

The City of Evanston will soon hear the university's land use applications. Therefore, the time is right to engage in an open and honest dialog with those of us — including the nearly 1,600 signers of our petition — who question the wisdom of the university's ambitions, the validity of its claims, and the sincerity of its assertions of serving the best interests of the Evanston community.

Prior to the upcoming land use hearing on September 6, we call on the university to abandon its efforts to amend Evanston's zoning ordinance to allow commercial events. Focus instead on the football stadium's redevelopment, which still has major shortcomings; listen to the community's environmental and labor concerns; and offer a substantial package of community benefits — one with enforceable commitments through an agreement with community stakeholders.

We are eager and ready to engage in discussions with the university, with the City of Evanston and Village of Wilmette, and with other community representatives to arrive at an outcome that embodies the values and aspirations of all.

Sincerely,

David DeCarlo
President

Parielle Davis
Vice President

CC: Daniel Biss, Mayor; Evanston City Council; Evanston Land Use Commission

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Open Letter to Northwestern University (8-27-23).pdf
64K

August 27, 2023

Dear President Schill and Board of Trustees:

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Sincerely,

David DeCarlo
President

Parielle Davis
Vice President

CC: Daniel Biss, Mayor
Evanston City Council
Evanston Land Use Commission

SHAPIRO & ASSOCIATES LAW

618 Academy Drive, Unit B | Northbrook, IL 60062

August 30, 2023

Matt Rodgers
Chair, Evanston Land Use Commission
c/o Meagan Jones
2100 Ridge Avenue
Evanston, IL 60201

Re: 1501 Central Street (Ryan Field)

Mr. Rogers:

On behalf of Most Livable City Association, enclosed please find architectural renderings regarding the proposed plan development in connection with the supplemental materials to our August 15, 2023 submittal.

We appreciate your consideration in this matter.

Very truly yours,
SHAPIRO & ASSOCIATES LAW

By _____
Dan Shapiro

cc: Councilmember Eleanor Revelle
Interim Corporation Counsel Alexandra Ruggie

info@shapiroassociateslaw.com | Phone 312.763.9640 | Fax 312.763.9641

MLCA Supplemental Exhibit for Land Use Commission: Site Plan and Renderings

August 30, 2023

Renderings of Existing Stadium and Proposed Planned Development

Prepared under the supervision of

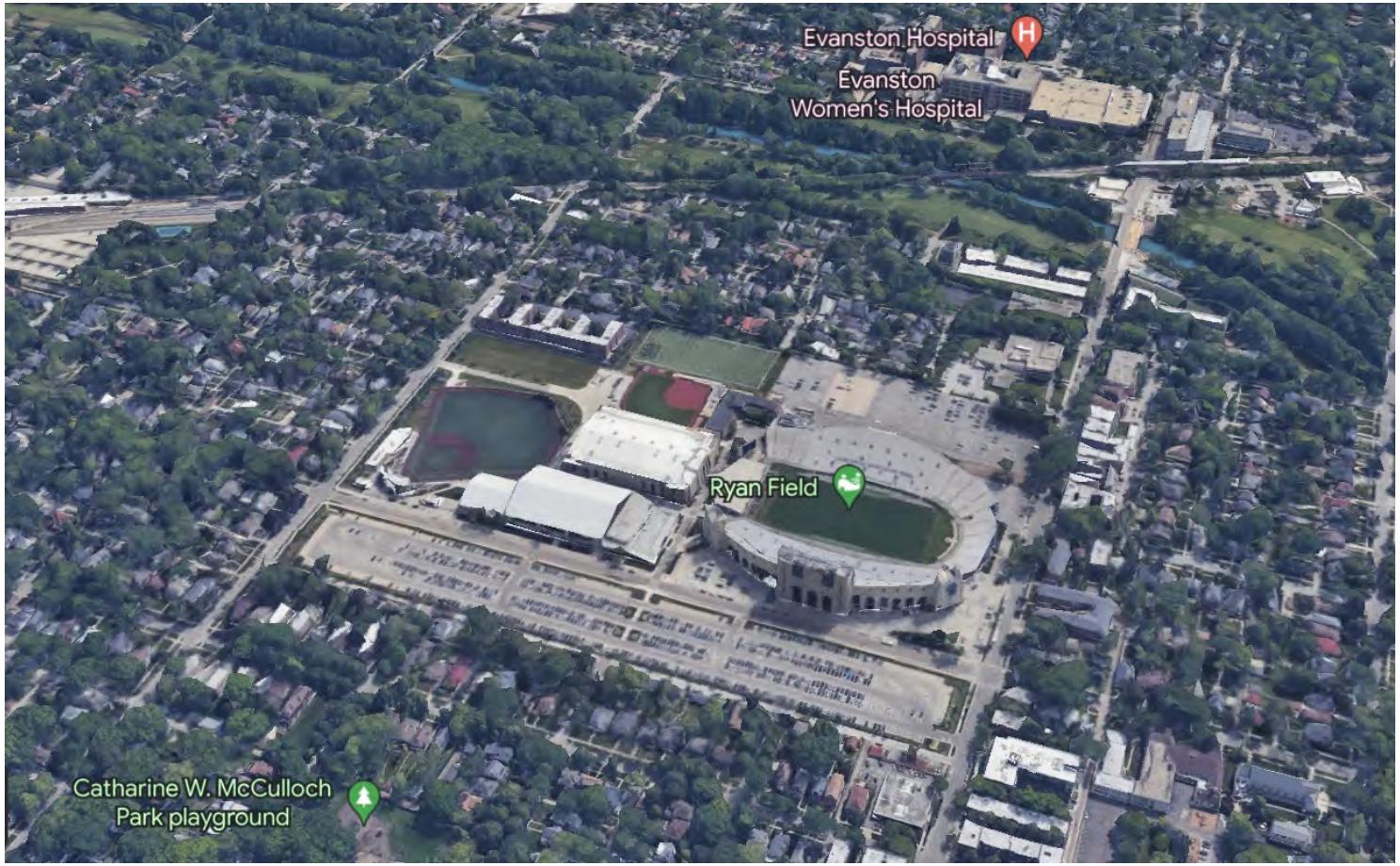
David F. Cook, IL Licensed Architect

August 30, 2023

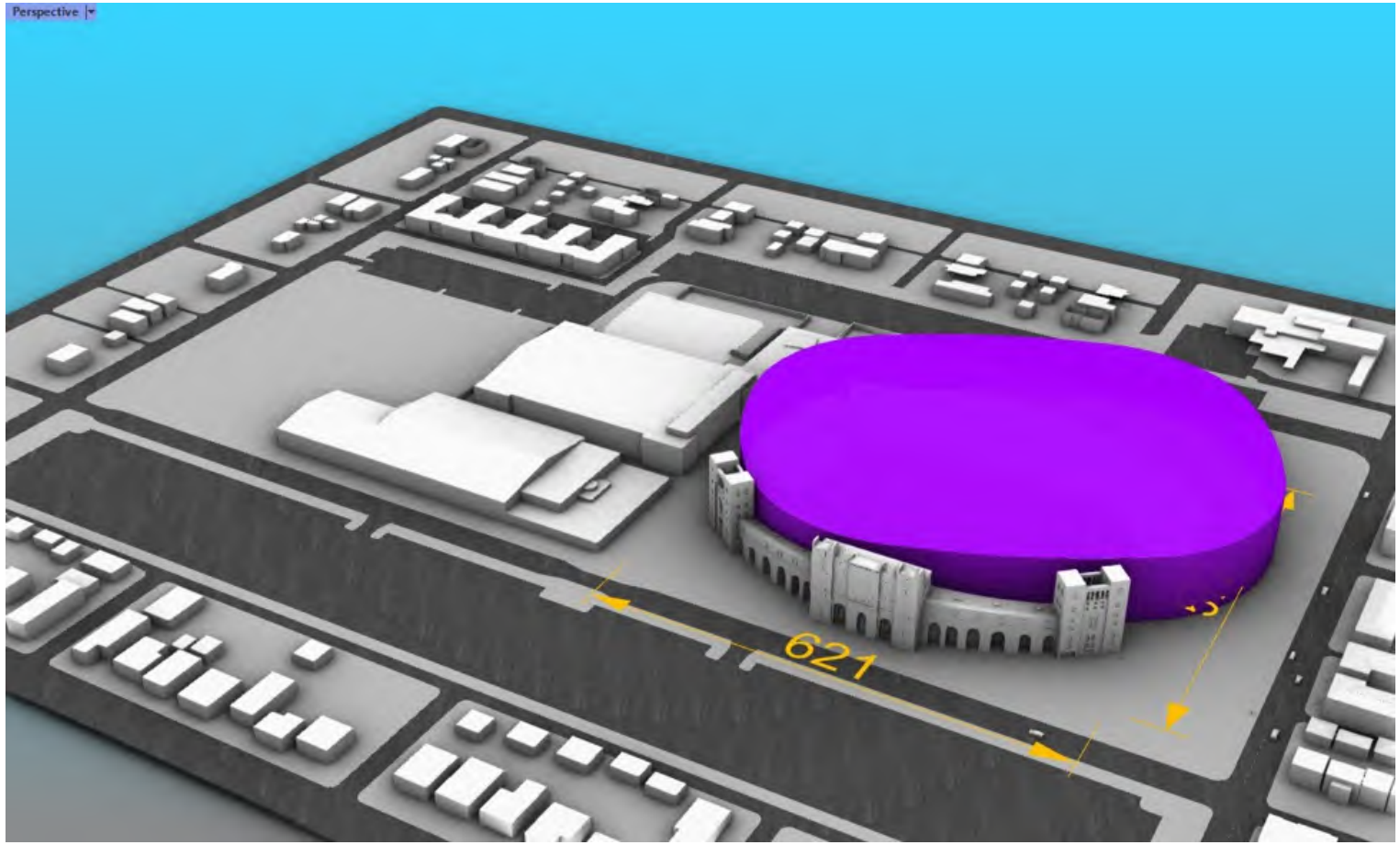
Existing Site Plan



Aerial View of Existing Stadium



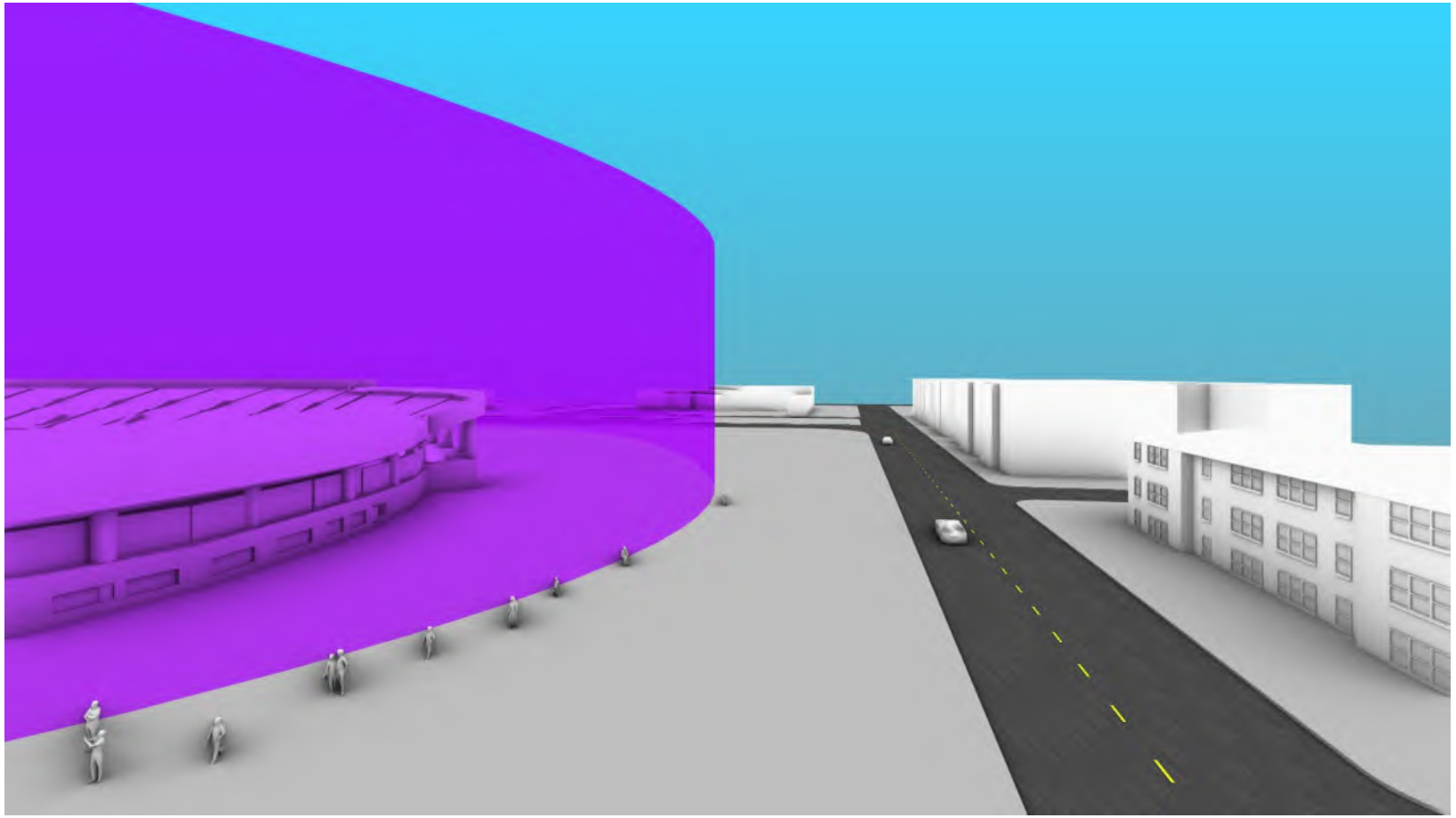
Aerial View of Existing/Proposed



View Down Central St. Existing Stadium



View Down Central St. Existing/Proposed



Street View of Existing Stadium



Street View of Existing/Proposed

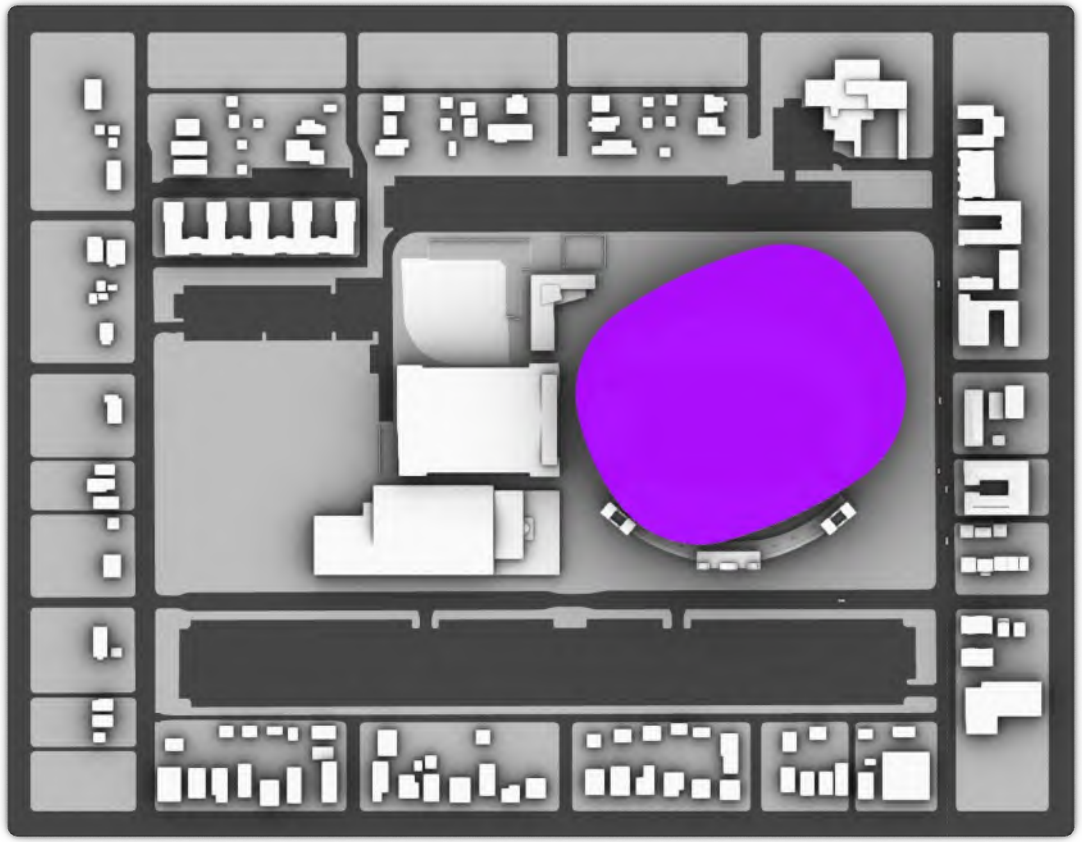


Elevation View Looking North with Existing Residential and Proposed Planned Development Overlay



Houses and apartment buildings in forefront, 25’-40’ elevations
Proposed planned development in purple, 116’ elevation

Site Plan of Proposed Overlay Existing



I hereby Certify that these renderings were prepared under my supervision using the publicly available 3D model and the architectural plans and renderings as prepared by HNTB Perkins and Will as presented to the City of Evanston in their May Zoning ordinance application. To the best of my professional knowledge, they conform to the Evanston Building Code and accurately reflect the proposed configuration and relationship between the proposed building and its context.

My Illinois Architectural License # is 001014743.

My License Expires 11/30/2024.





Central Street Neighbors Association

President
Jeff Smith

Secretary
Connie Heneghan

Treasurer
Joe Hill

Board Members
Carl Bova
Jim Hughes
Mary Rosinski
Mark Sloane
Mary Lou Smith
David Staub

15 August 2023

Meagan Jones
Neighborhood & Land Use Planner
2100 Ridge Ave.
Evanston, IL 60201

Re: 1501 Central St. [Ryan Field]
23PLND-0035
23PLND-0010

Ms. Jones:

Pursuant to Article VIII, §5 of the Rules of the Land Use Commission, Central Street Neighbors Association ("CSNA") requests at least 10 minutes to offer testimony and/or present at the August 23, 2023 hearing on the above-referenced Special Use/Planned Development application, or as continued. If the application for text amendment is also to be heard at that time, we also request such time for that matter.

The name of our group is as stated and as depicted on this letterhead. CSNA, organized as a nonprofit under Illinois law and §501(c)(4) of the Internal Revenue Code, is well-known to City officials, both elected and staff, numerous of which have appeared at our meetings. CSNA in turn has presented at City Council, at Council committee meetings, before the former Plan Commission as well as its Zoning Subcommittee, and has participated in many other planning, budget, and public meetings.

For 17 years, starting with the Central Street Master Plan effort, CSNA has worked successfully to preserve and support a vibrant neighborhood that reflects our values and our hopes for Evanston. When the American Planning Association honored Central Street as one of the "Great Places in America," it noted the "active citizenry" and the engaged community organization as part of why our neighborhood works and is so desirable.

The names of current board members are listed at left, but please understand that CSNA does not represent board member individual interests or associated institutions, but the Central Street Neighborhood at large, as best we can. Our membership has consistently been between 125-250 paid Neighborhood members and non-member donors at any one time, plus our mailing list community includes several hundred more who send in memberships intermittently, attend our public events, and/or read our e-mails. Our website has attracted, conservatively, scores of thousands of views from, primarily, Evanston residents. Other CSNA communications, such as op-eds, postal mailings, or meetings streamed by Zoom or re-broadcast on YouTube have reached many thousands more. In respect of privacy and associational rights, it would be inappropriate to attach a list of member/participants, and I don't interpret LUC rules as requiring that.

We read and respect and respond to feedback we receive, and believe that CSNA's enduring success over 17 years is because, in a community where unanimity is rare, we have the pulse of much of north Evanston, and the values we support resonate elsewhere in the city as well. CSNA has associational standing as a legitimate stakeholder in the neighborhood impacted by 23PLND-0035 and 23PLND-0010, and can offer the Commission collective expertise in numerous issues attendant to those applications.

Truly yours,

Jeff Smith

Evanston Land Use Commission Meeting – 9/6/23
Comments on behalf of *Field of Opportunities*
Mike O'Connor – neighbor at 1315 Jenks St.

Hello, commissioners. My name is Mike O'Connor and I reside at 1315 Jenks St. – within just a few feet of the football practice field on the east side of Northwestern's athletic campus. I have no affiliation with the university whatsoever. I am, however, a member of the *Field of Opportunities* group, a grassroots community organization with hundreds of members advocating for the stadium proposal – including its expanded usage.

While others have commented on broad based benefits – including the new Ryan Field as an economic engine for our entire community, I wish to focus primarily on the qualitative impact to life inside the "red zone" where I reside.

I have lived in both Evanston and Wilmette – within walking distance of the stadium – for more than 40 years. On the Evanston side, I've had three homes – each successively closer to the athletic campus – a fact worth noting because my family and I made a conscious choice each time to move closer to the stadium.

While not the sole reason for our choice of where to live, proximity to the athletic campus was a significant factor. Being within walking distance of D1 / Big Ten athletics is a huge plus that we've fully embraced. We're season ticket holders for multiple sports and – all together – attend about 25 games a year. While unintentional, game days have turned out to be a measuring stick of my kids growing up and growing independent. With two kids now at ETHS, I'm lucky anymore if there's a ticket left for me as they understandably prefer to go with friends rather than Dad.

Being left alone at home isn't so bad because Ryan Field game days actually foster a stronger sense of community in our immediate neighborhood. Those of us who live close by realize that we have three choices on a big game day: Leave, Lock-In, or Join up! Many of us choose to take full advantage... having family & friends over, going to the game, hosting tailgate parties, some even parking cars in their driveways or on their lawns, a side-hustle one of my teenagers sometimes undertakes for spending money. It turns out that we spend more quality time with our neighbors when there's a Ryan Field event than any other day of the year with only one exception: our annual block party.

As for the exterior plazas and green space proposed for the new Ryan Field, I see endless possibilities that disproportionately benefit the nearby community. How great will it be to have – in the Summer and Fall – an outdoor movie venue & a stage for small-scale live performance and – in the Winter – a holiday market & an ice rink – certainly better than the one attempted most years at Ackerman Park? For all of us who walk by the current stadium every day enroute to the Metra or the El, is there anyone who thinks it's a good thing that it's an absolute ghost town 98% of the time?

And to the extent that programming at these plazas draws visitors from outside our community, what's not to love? It means out-of-town dollars, more local jobs and – maybe best of all – it showcases Evanston as the unique community we already know it to be. Yet we can all agree that we need all the help we can get in showing visitors that this is such a cool place that you'll want to come back time and time again OR, better yet, want to live here!

For those who believe a new stadium unnecessary or just wrong for this neighborhood as presently designed, I recall similar complaints expressed before the rebuilding of the baseball stadium as well as renovation of the west parking lot. Ultimately, these fears – also voiced loudly – were unfounded as the streetscapes of Isabella and Ashland have clearly transformed for the better... with greater accessibility, environmental care and better safety. Property values on surrounding blocks relative to more distant neighbors certainly have not suffered as some predicted at the time.

There's also a mistaken belief that the current stadium was always intended exclusively for college football – just six Saturdays in the Fall. Long-timers like me will remember it as the site of the City's official 4th of July fireworks celebration... held for years without controversy. I'm not sure when any sound after dark became a non-starter and metaphorically chiseled into the City charter, but live music isn't our enemy and it's sure better than mortar shots and the hot ash of falling fireworks.

In the right measure, live music is our friend and a great, nearby source of fun. Let me say that last word again... FUN. There's plenty of precedent here and reason to believe. From the 1970s through the early 2000s, there were dozens of concerts in McGaw Hall – including the Grateful Dead, Bruce Springsteen, Bob Dylan and REM. In recent years, Out of Space shows – staged 3 blocks east – are instructive that such events can be superbly well run and timed to end precisely unlike televised games.

Personally, I'd like to enjoy any of the performers I mentioned right at home... not even needing to go into the stadium, but instead having guests over and enjoying the sounds of the show from my yard. Music isn't pollution or an annoyance to be endured... it's to be enjoyed. In saying this, I recognize that musical preferences vary. What's mellifluous to one is mind-numbing to someone else. But 6 stadium shows of maybe 3 hours each shouldn't be too great an imposition upon any of us. For if we judge it as such – and demand a beautiful new venue be underutilized – then we're in essence saying that Evanston is where fun goes to die.

There's so much hyperbole and fearmongering about irreparable damage to community life that one parachuting into this matter would think there must be a proposal to build stock yards and a slaughterhouse or a storage facility for spent nuclear fuel when nonesuch is true. The "library quiet" to which we're all accustomed absolutely remains the norm.

We need to recognize that the new football stadium is the capstone of a 20+ year, total re-do of the entire athletic campus... each chapter of which has brought incremental benefits for not just the university but also the community too. The annual *E-Town Showdown* basketball event at Welsh-Ryan Arena is just one good example. Transforming the corner of Ashland & Central from an ancient white elephant to a modern, attractive and vibrant hub for the community is to everyone's benefit. Life in Evanston AND Wilmette – inside the "red zone" and beyond – will be enriched by the new Ryan Field.

Being home to an elite university is a defining feature of Evanston – perhaps THE defining feature. However, we do not always appreciate this and certainly don't maximize its value for our community's long-term benefit. The upside here far outweighs the downside. To neighbors who feel

differently, I urge you to creatively reimagine all that's possible and avoid the NIMBY drumbeat. To our elected officials, I say thank you for negotiating proactively and in good faith – realizing that compromise often means that neither the opponents nor the advocates are happy. That's okay if the end result, in your judgement, is in the best interest of all Evanstonians.

A chorus of "NO" from disparate groups – including some angry with the university for reasons completely unrelated to the new Ryan Field threatens our opportunity to capture a staggering private investment in our community with benefits that'll span generations to come. For those who don't think it possible that it could all just go away, it's happened here before.

In 2013, Evanston had the opportunity to capture an 8-figure private investment in a dilapidated lakefront property adjacent Lighthouse Beach that the City could not afford to renovate much less maintain. Such was the fury to run the private investor off, it ended up with their complete divestiture from Evanston – ultimately disaffecting our community and harming local non-profits that might otherwise have garnered ongoing contributions from a well-known philanthropist. Ten years later nothing has substantively changed except the continued degradation of the property. If we'd allowed this project, what might we be enjoying there today... in usage, amenities, jobs and tax revenues? What might we have avoided in terms of longshot turnaround attempts by well-intended but underfunded citizen groups, more unwelcome expense for the City and the ongoing distraction of a lingering problem that coulda, woulda, and shoulda been solved long ago?

So, in 2033, we could be celebrating the 7th or 8th anniversary of the new Ryan Field's dedication – entirely built with private funds – and fondly remembering games and shows we'd seen inside the stadium, all the fun things we'd done on the plazas with their diverse programming and marveling at the tally of actual economic contributions to Evanston. Or, alternatively, we could all be wondering why a school of Northwestern's stature is still playing in a 107-year-old stadium that sits stone-cold empty 98% of the year.

I've seen this movie before, so the choice for me is clear. I am ALL IN... first as an Evanston citizen, then as an immediate neighbor and, finally, as a fan of sports, music and FUN. Please, commissioners, recommend approval of the new Ryan Field to the City Council. Thank you.

Field of Opportunities Supporters

1st Ward
Bailey Abraham
Joe Agne
Jeff Andersen
Zahara Auerbach
Rick Bald
Quinton Blake
Caitlin Brown
Shannon Cahill
Brian Carey
Tracy Cassidy
Shyam Chandra
Chris Chang
Joris Chomarat
Ryan Clark
Marco Contreras
Candace Corr
Rachel DeAngelo
Deanna Deutschman
Matt Deutschman
Sharat Dhananjaya
Fernando Diaz
Bill Duffy
Jim Durkin
John Engel
Handali Fang
Timothy Feddersen
Liz Finnamore
Lynn Finn
Ryan Finnamore
June Flowers
Conor Fox
Tracey Fuchs
Fred Gale
Tracy Gallun
Robert Gerber
Brad Gerstein
Alex Goldman
Jay Goodgold
Joe Goodman
Matthew Graczyk
Janine Green

Stuart Green
David Haracz
Colin Heaberg
Riley Hiddleston
Deborah Horwitz
Tricia Hough
Klemens Iten
Matthew Johnson
Noah Jones
Eric Kaplan
Lisa Kaya
Johanna Kingsfield
Ben Lankfer
Brea Lassak
James Lin
Alexander Loftus
Chad Luning
Alan Melsky
Victor Michel
Teresa Miller
Arthur Mollenhauer
Steven Morrison
Paul Nierman
Karen Nionquit
Matthias Nobles
Jason O'Grady
Parth Patel
Lenna Peterson
John Poole
Tim Riley
Eliana Rojany
Emma Rosenbaum
Kevin Schneider
Ellie Schnur
Hon. Jeff Schoenberg
Andy Simes
Neal Stamell
Scott Stein
Max Tan
John Tankin
Steven Thompson
Rachel Tompson
Ned Trovela
Ricardo Ugarte

Jan Van Mieghem
Marcus Van Mieghem
Maximiliaan Van Mieghem
Jeremy Vannatta
Sid Varma
Andre Visperas
Nicole Wallace
Anastasia Wehrenberg
Ben Weiss
M. Wyatt
Luke Zebala
Michelle Zimmerman

2nd Ward
Ruby Alex
Brigitte Arcev
Katie Bailey
Frank Barbaro
Kim Barbaro
Hon. Peter Braithwaite
Mike Hart
Brian Henry
Kimberly Holmes-Ross
Cory King
Becky Kremin
Angela Merritt
Amy Morton
Joshoa Olivier
Avery Peterson
Lauryn Peterson
Mike Peterson
Raquel Reye
Lizabeth Sanduz
Kalgen Shye
Danijel Stankovic
Deborah Turner
Brandon Warren
Clarence Weaver
Wendy Weaver
Nathaniel Zenner

3rd Ward
Marc Abramson
Rebecca Berneck

Aidenn Burnside
Christopher Carrington
Elizabeth Ceballos
Andrea Christianson
Elizabeth Crouch
Nazaria De Jesos
Jim Dibble
Gabrielle Durkin
Laura Durkin
Stefanie Durkin
Ellen Durston
Todd Durston
Marge Gambow
Neil Gambow
Howard Golds
Jason Howard
Robyne Howard
Naima Kaltimi
Mike Kendrick
Rita Kendrick
Hannah Koesterer
Bill Lauritzen
Edward Leib
Regan Lindsey
Darush Mabadi
Sally Mabadi
Mary McDonnell
Patrick Mulhern
Tanya Noble
Megan Otis
Nava Phillips
Kathy Shaw
Thomas Short
John Slifka
Laurie Slifka
Oehme Soule
Luke Stover
Kent Swanson
Drew Tannenbaum
Larah Tannenbaum
Fran Wiechart
Jeff Wootton
Regina Wootton
Ethan Yang

4th Ward
Martin Bane
Angelica Barrera
Susan Barrett-Kelly
Zuleyka Benitez
Tom Coleman
Jean Cunningham
Carolyn Dellutri
Nicholas Di Stefano
Matt Fleming
Zoe Flowers
Kathryn Hazelett
Aeksak Hoarae
Jintana Hoarae
Joshua Hoffman
Mara Jauntirans
Alexander Johnson
Bret Johnson
Karen Joyce
Cheryl Judice
Tilden Katz
Daniel Kelch
Peter Kelly
Lakshmi Lakshmanan
Joanne Leiman
Steve Lewis
Hon. Jay Lytle
Sally Macnamara
Anthony Mancini
Mackenzie Mancini
Mallory Mancini
Nicola Mancini
Michael Marceron
Charlie Miller
Mary Miller
Sam Milgrom
Kendra Morrill
Derrick Mulira
Greg Pearson
Nicki Pearson
Lascelles Powell
Leora Rink
Raechel Robertson

Consider Ross
Alan Rubenstein
Wanvisa Sibunruang
Tyler Tang
Apple Tem
Tom Ticknor
Laura Van Dorf
Harold Wilke

5th Ward
L. Abonce
Evan Airey
Lorena Alvarez
Julia Ammer
Gretchen Battle
Gabe Bider
Patrick Bowe
Andrew Busch
Emily Casalang
Bernard Chen
Liz Cook
Spencer Cook
Tiffany Crosswhite
Carolyn Dellutri
Charlie Dillman
Justin Dioguardi
Brian Ellison
Kate Ellison
Tim Evans
Sophia Gambill
Nick Gillies
Annie Goss
Ileah Graham
Berry Gustafson
Liz Gustafson
Ella Hase
D. Haymian
Lindsay Hendrix
Hon. Delores Holmes
Ryan Jacobs
Betty Johnson
Amare Jones
Adrienne Kennedy
Tara King

Sawyer Ladd
Aurieann LaPata
Billy Lowe
Scott Mangum
Omar Martinez
Jacqueline Mendoza
Mia Mendoza
Emily Miller
Barry Millman
Bridget Mitchell
Rocu Mumieh
Vik N.
Scholastica Nakitto
Amy O'Neill
Kevin O'Neill
Alexander Papadepoulos
Bryan Powell
Margot Present
Mike Pryor
Guillermina Ramirez
Catherine Reynolds
Steve Savaco
Dan Schmidt
Ryan Silver
Ian Sims
Noel Spain
Julie M. Stein
Gregory Sultan
Joanna Tasch
Jason Temel
Elliana Teuscher
Valentina Velaseo
Emma Wall
Reina Waters
Matt Weiss
Brenda Wilson
Jo Warburton
Aaron Zdawczyk

6th Ward
Chris Anderson
Gayle Anderson
Verania Arellano
Brett Barker

Dani Barker
Bill Bender
Alex Bird
Amy Bird
Kevin Boes
Geoff Bonn
Kristy Brown
Margo Brown
Paul Brown
Jenni Bryan
Larry Byrne
Davis Calisa
Erika Carey
Noah Carey
Steve Carr
Hon. Candance Chow
Elyse Clair
Patrick Coblentz
Lauren Consiglio
Ann Cooper
Alex Darragh
Shaska Dice
Muffie Dondlinger
Bradley Dunlap
Rob Eiseman
Jason Elzaurdia
Marilyn Floyd
William Floyd
Lori Fradin
Rachel Friedman
Lisa Geraldson
Bryant Greening
Kelly Greening
Isaac Hanrahan
Linda Harvey
Mark Harvey
Jeff Hazen
Christine Hjorth
Jane Holt
Mallory Jenson
Matt Jenson
Seth Kaplan
George Kirkpatrick
Robert Levin

Vicki Levinson
John Lucas
Julie Lucas
Eric Mattson
Jamie Morris
Che Negron
Edward Nesbitt
Jordan Neuhauser
Steve Neumann
Jamie Noll
Brent Nord
Erik Ojala
Paul Polep
Marilyn Price
Lisa Richter
Colin Robinson
John Robinson
Eric Rowley
Julie Schatz
Paul Schatz
Rob Schneiders
David Scrim
Andrew Shessler
Stephanie Skelskey
Sean Sloan
Jenna Smith
David Spitulnik
Tom Stanton
Daniel Stein
Mike Szlaga
Rob Topping
David Torma
Donn Trautman
Lois Trautvetter
Katie Trippi
Anna Viner
Matthew Wright
Dave Young
Jim Young
Mary Kate Young

7th Ward
George Accattato
Eric Achter

Pat Achter
Clark Ardern
Debi Ardern
Eva Ardern
Roman Arellano
Griffin Arnone
Kevin Arnone
L. Augston
Gabriella Baichwal
Tejas Baichwal
Kevin Ball
Greg Barnes
Laura Bartolo
Keith Baxter
Peggy Baxter
Cayla Beaulieu
Brian Bechler
John Beljan
Liz Berliant
John Berry
Martin Betaro
Charles Bird
Jill Bishop
Bill Blanchard
Lindsay Bosch
Kent Bracken
Ed Brady
Ashley Brandt
John Brasile
Joni Brasile
Hayley Brener
Gabriel Bridger
Ben Brown
Lila Brown
Steve Brown
Ben Buettell
Lilian Cabera
Gary Caplan
Dylan Casey
Elliot Casey
Michael Cassidy
Frank Cella
Ivy Chiang
Craig Chaplin

Karen Chaplin
Laura Chen
Stacey Chzang
Terry Clark
Cody Conlon
Grace Coolidge
Navelle Cooper
Owen Cooper
Ron Corthell
Matthew Cummins
Alec Davitt
Tim Davitt
Susan Dauber
Ben Demerath
Rebecca Devine
Chad Dibble
Dan Diem
Bundit Diloknawant
Steven Duke
Margaret Duval
Blake Edwards
Shea Egan
Michael Farinelli
Collin Feaster
Ferreyros
Joe Flanagan
Madeline Flanagan
Margaret Flanagan
Michaela Flanagan
Patrick Flanagan
Chris Foreman
Ellen Fowler
Mike Fowler
David Gaborek
Bryce Gallager
Howard Gartzman
Sue Gartzman
Ann Geiser
Hans Germann
Jen Ghate
Raju Ghate
Keith Glantz
Laura Glantz
Jeffrey Golds

Libo Gomez
Bill Gorski
Shelly Greco
Tyler Greene
Hon. Jane Grover
Hon. Steve Hagerty
Erin Haggerty
Patrick Haggerty
Pat Hain
Lara Hamann
Mike Hamann
Benjamin Hawkins
Tim Hedges
Justin Heiden
Sarah Hemmings
Will Hemmings
Cindy Hicks
Connor Hollensteiner
Tiara Hollensteiner
Olivia Hoskins
Patrick Hughes
Cara Hsn
Katherine Jackson
Rishab Jayanthi
Carol Jeffers
Brandon Jones
John Kackley
Liz Kearney Kramer
Christine Kelly
Ellen King
Heather Kleinschmit
Matt Kleinschmit
Hsiner Kno
Barbara Kobe
Katie Kopp
Julia Korklewski
Elizabeth Krupkin
Marian Kurz
Amylu Kurzawski
Richard Kurzawski
Annie Lesch
Tom Lesch
Marie Levy
Ben Lewandowski

Alex Little
Merlin Liu
Jack Lynch
John Lynch
Steve Madden
Kelly Marcelle
Sherry McAuliffe
Jason McBride
Kathleen McBride
Tom McDonnell
Jennifer McGuire
Tim McGuire
John McNulty
David McPherson
Maria Mendoza
Brad Messinger
Melissa Messinger
Vinnie Miller
Ira Mitchell
Ryan Mitchell
Marc Montgomery
Terry Mostrom
Vinay Murblunurk
Alec Nix
Sonja Nordahl
Brendan O'Connor
Danny O'Connor
Grace O'Connor
Kristin O'Connor
Liam O'Connor
Mike O'Connor
Robert Orenstein
Fran Paden
Chase Palmer
Aiden Payne
Nadia Pena
Carlos Perez
Angela Piersanti
Tim Pretzsch
Josh Price
Joe Reed
Claudia Renteria
Tim Reynolds
Tristan Rivera

Kansas Robinson
Terry Robinson
Phil Roden
Mary Roden
Joe Romano
Natalie Romano
Eve Runnels
Joseph Runnels
Adam Rusciolelli
Ray Saleh
Charles Scherer
Lauren Schlageter
Charles Schmidt
Ingrid Shook
Zach Shook
Camden Siller
Katie Silver
Julie Smith
Kyle Smith
Michael Smith
Zoey Sott
Cardelle Spangler
Andrew Stanbaugh
Spencer Stern
Jane Stevens
Najee Story
Sydney Supple
Paul Takacs
John Tankin
Matthers Teller
Margaret Tiefjen
D&B Tucker
Paul Turilli
Pamela Vainegri
Angela Valavanis
Stel Valavanis
Daria Valensise
Olivia Valente
Aaron Van Nice
Elizabeth Van Nice
Todd VanSlyke
Vince Vasquez
Wendy Vasquez
Gabe Vehovsky

Tom Walsh
Jerry Ward
Julie Ward
Tara Weintraub
Sue Whiting
Joe Wiezorek
Clark Winkler
Dylan Yang
Ethan York
Ben Zakharov
Yue Zhuo

8th Ward
Gregory Allen
Rob Bady
Jeannette Bahom
Hon. Omar Brown
Richard Coleman
Eva M. Coley
John Creighton
Lynne Creighton
Manon Kavesky
Chris Mohr
Peter Orlinsky
Dawn Robinson-Wilson
Joyce B. Scott
Jeannemarie Sierant
Corinne Sylvestre
Bryant Wallace
Tom Waterloo

9th Ward
Trisha Binkley
Tricia Burke
Dan Coyne
Emily Coyne
Chris Deeney
Daina Jauntirans
Dylan Jost
Carrie Ruswick
Joel Sternstein
Garry Shumaker
Suzanne Shumaker
David Twohig

Jane Twohig

Wilmette
Victoria Carlee
Anders Klein
Audrey Lynch
Peter Lynch
John Powers
John Savaro
Aren Vorhees
Katie Vorhees

Ward Not Listed
Douglas Amaya
Danielle Anderson
Dan Aran
Lynn Armstrong
Lila Baer
Eliana Banks
Andy Bediz
Tessa Bediz
Diavion Bell
Alberta Berry
Stewart Bewlay
Ari Bieber
Meg Bodae
Luciana Bonadio
Darren Brink
Dudley Brown
Arlo Bucarnaeioh
Cheyenne Buford
Jason Butcher
Yesenia Cancel
Stacy Carey
Samuel Carrol
Tom Cash
Luis Castenada
Katherine Checo
Trevor Chumbley
Lexie Chu
Jack Cinquino
Leo Cinquino
Massimo Cipriano
Annie Coakley

Asalean Coleman
Felipe Costa Neves
Kelly Cox
Matt Cox
Damita Cravens
Jo-Ann Cromer
Aaron Crouch
Ondina Cruz
Arikpo Dada
Leona Davis
Michael Davis
Sylvia Denecke
Julia Denske
Al Deutsch
Christine DiBartolo
Jack Diederich
Jay Diffley
Rev. Monte Dillard
Mary Dotson
Elise Dunham
Bernell Edwards
Jane Edwards
Rebecca Edwards
Gordon Eikost
Ted Faiella
Troy Fisher
Bryan Flangel
Laura Flangel
Jacqui Fomona
Pat Fowler
Claudia Garcia
Judith Garnett
Antonio Gibbs
Lily Gilbertson
Paul Goren
Katherine Gotsick
Pranati Goyal
Eric Gray
Grace Gronowski
Genevieve Hahn
Katherine Hart
James Hebson
Doug Henning
Susan Henning

Averie Hernandez
Rob Hickmott
Xhavier Hilliard
Jay Hoffmann
Matthew Holihan
Kathleen Howard
Stephen Hrustich
Andrea Jackson
Jamel Jackson
Tiffany Jackson
Destiny Jaime
Sanjuana Jaime-Nix
Juanita Jenkins
Don Johnson
Joan Johnson
Kate Jordan
Andy Juseik
Cody Keenan
Steve Keenan
Pat Kelly
Mackenzie Klingele
Sophie Konde
Sacha Krasney
Kevin Krasney
Joseph Krzysiak
Kate Lawson
Matilda Le
Arthur Lebovitz
Aaron Leedom
Karl Leinberger
Kyle Leverone
Janin Lin
Andrew Linnehan
Eileen Linnehan
John Lovelleth
James Lynton
Rocie Mancera
Joseph Martin
Anthony Mateos
Max Mayfield
Emeri Mazibuko
Jermey McClay
Matthew McClure
Sharon McCurg

Joanna Melville
Hon. Rebeca Mendoza
Alex Mengarelli
Paige Miller
Terry Miller
Jesse Moers
Adrian Motayne
Lila-Kapinga Francoise Muboyayi
Kerry Mundy
Terri Murray
Noah Mushkin
Rev. Dr. Michael Nabors
Paul Nebenzahl
Honami Nelson
Adam Newman
Arisa Nisha
Yutaro Nishi
Devin Noki
Phillip Nzegbuna
Anita Opdycke
Josh Opdycke
Andie Pang
Monique Parsons
David Periso
Emma Phillips
Sealyona Pompey
Eleanor Pope
Peter Priost
Deanna Pritchett
Courtney Quaye
Katie Quaye
Alice Quire
Hon. Ann Rainey
Cindy Reed
Reilly Riggs
Carla Riley
Kaly Rivera
Johnnie Robertson
Nick Robertson
Peter Rodriguez
Jane Rodriguez
Alan Rubenstein
Matt Saperstein
Sheetal Shah

Shalja Sharma
Johnathan Shuman
Gerri Sizemore
Brittany Skiles
Jeanne Smith
Lula Smith
Mary Smith
Max Sommer
Benny Soto
Adam Stock
Dorothy Strong
Pam Swenson
Brenda Taylor
Aaron Testard
Amber Thompson
Anna Thompson
Wade Thomson
Joe Torricelli
Jonah Turner
Chisty Valencia
Tony Valencia
Katie Veenhurie
Diana Velasquez
Lilia Velasquez
Aleksandra Walker
Jaimie Wallace
Sherria Wedlow
Traniece Wideman
Roger Williams
Tara Williams
Hon. Don Wilson
David Winter
Denise Winter
Dr. Eric Witherspoon
Sierra Wooderow
Ollie Woods
Jennifer Wornack
Swati Yadau
Shirley Yarbrough
Eric Young
Amy Zebala

Organizations

Chicago North Shore Convention & Visitors Bureau
Downtown Evanston
Evanston Chamber of Commerce
Evanston Own It
The Hilton Garden Inn
Tomo Japanese Mart

8/15/2023 Yvi Russell Comment to LUC to be included in Packet

I and other residents have already mentioned to LUC issues of traffic, safety and sound re. NU development plan and zoning change proposals.

The issue I want to highlight in this additional document is **Pollution**, specifically pollution caused by train diesel emissions, semi- trucks, busses and car emissions, and also pollution caused by degradation of pavement and tires, a particular issue for today's electric cars.

A large number of scientific academic papers have been published about the very serious health hazards of vehicular emissions and list those toxic particulates and gases. It's impossible to list all articles. A quick search on-line will reveal the extensive published data. More general reports also summarize such findings.

https://academic.oup.com/restud/article/89/6/2872/6529413?guestAccessKey=7b8b19f4-44e2-4f5d-81c9-02b9513fcc2d

Counties with increasing shares of cheating diesel cars experienced increases both in air pollution and in the share of infants born with poor birth outcomes… **We find no evidence of a "safe level" of car pollution**

The main drawback to diesel engines is that diesel fuel does not burn as cleanly as gasoline, emitting higher levels of particulate matter (PM2.5PM2.5 and PM10PM10) and nitrogen oxides (NOXNOX). NOXNOX is a precursor compound to both additional particulate matter and ground-level ozone, the main component of smog

^^

https://thedriven.io/2023/02/24/new-study-reveals-catastrophic-health-impacts-of-petrol-and-diesel-cars/

Petrol and diesel pollution, a societal health catastrophe

^^

https://www.mountsinai.org/files/MSHealth/Assets/HS/Patient%20Care/Service-Areas/Occupational%20Medicine/Diesel%20Exhaust%20Exposure.pdf

Some toxic chemicals in diesel exhaust (DE) gases [also in regular gas-fueled cars]

- carbon monoxide [CO]
- sulfur dioxide [SO_2]
- aldehydes (formaldehyde, acrolein, acetaldehyde)
- benzene • 1, 3-butadiene • polycyclic aromatic hydrocarbons (PAHs)
- nitro-PAHs

• sulfuric acid [SO_2]

• trace metals (such as cadmium and arsenic)

• nitrogen oxides [NOx]

- Particulate matter (PM)
- Hydrocarbons (HC)

[The last two are listed from: https://dieselnet.com/tech/emissions_effects_health.php]

It is common to find hundreds of thousands of DE invisible particles in every cubic inch of air we breathe on a street with diesel-powered vehicles.

Health effects of DE exposure

Sudden short-term exposure: • Irritation of the eyes, throat, and lungs • Lightheadedness, headaches, fatigue, and nausea • Respiratory symptoms like coughing and mucus • Worsening of allergies and triggering of asthma attacks
Long-term exposure: • Chronic cough and mucus, chest tightness and wheezing, and decreased lung function • Worsening of lung diseases such as asthma, emphysema, and chronic bronchitis • Lung cancer • Heart disease or worsening of pre-existing heart conditions

Precautions should apply to all diesel engines [a few]

• **Introduce a no idling policy and adopt methods to reduce idling**. In New York City, vehicles cannot idle more than 3 minutes, or more than one minute in front of schools
• Prohibit running of diesel engines indoors without vehicle exhaust hoses. [***]

****…a garage exhaust hose is directly connected to a suitable tailpipe adapter. **The exhaust gases** from the vehicle exhaust pipe enter the hose and are then **carried outside the garage.***

https://exhaustaway.com/blog/garage-exhaust-systems-solution-to-critical-indoor-vehicle-exhaust-problems/

^^

https://erj.ersjournals.com/content/17/4/733

Compared with petrol engines, diesel engines produce far less carbon monoxide, but give rise to a greater amount of nitrogen oxides and aldehydes, which are particularly prone to cause irritation of the upper respiratory tract. Diesel engines also produce submicron soot particles that are believed to mediate several of the observed adverse effects. It has been estimated that the **particulate emission from diesel engines per travelled distance is over 10 times higher than the emission from petrol engines of equivalent power running on unleaded petrol, and over 100 times higher than that from petrol engines fitted with catalytic converters**

^^

https://dieselnet.com/tech/emissions_effects_health.php

Engine Exhaust Pollutants

Motor vehicles are a significant source of air pollution and adverse health effects… Motor vehicles emit a variety of air pollutants including nitrogen oxides, elemental carbon (EC), particulate matter ≤2.5 μm in aerodynamic diameter ($PM_{2.5}$), ultrafine particles (UFP), heavy metals, polynuclear aromatic hydrocarbons, and volatile organic compounds (VOC). When emitted through vehicle exhaust, these pollutants are called *exhaust* or *tailpipe* emissions. When emitted by other means, such as evaporative emissions of fuel, the re-suspension of dust, the wear of brakes and tires, and the abrasion of road surfaces, they are called *non-exhaust* or *non-tailpipe* emissions.

…Engine and vehicle emissions undergo dilution and transformation in the ambient air. The rate at which vehicle emissions disperse depends on multiple factors that are highly variable, including wind speed, wind direction, atmospheric stability, and terrain and land use. In addition, air pollution from other sources—such as industry, oil, coal, and wood burning, and agricultural sources as well as atmospheric transport of pollutants from distant sources—contributes to the overall air quality. The results of these emissions are elevated concentrations of air pollutants through *primary* emissions and through the formation of *secondary* pollutants, such as secondary PM and ozone.

A meta-analysis by the Health Effects Institute (HEI) *[*HEI 2022*]* summarized research on emissions, exposure, and health effects from TRAP and drew conclusions about the **associations between exposure and health outcomes**. The study reviewed both toxicological and epidemiological evidence. The health outcomes associated with the most common air pollutants (NO_2, EC, and $PM_{2.5}$) with a confidence assessment rated 'high' or 'moderate-to-high' included: **asthma onset in children and adults, acute lower respiratory infection in children, and mortality—from all-causes and circulatory, from lung cancer, and from ischemic heart disease.**

Diesel Trains

https://ec.europa.eu/research-and-innovation/en/projects/success-stories/all/reducing-harmful-emissions-diesel-locomotives

Diesel locomotive engines are a major contributor to air pollution. The culprits are NOx SO_2. Both are readily produced by diesel locomotives and both cause an array of health and environmental problems. Nitrogen dioxide (NO_2), a type of NOx is particularly worrisome as it is 240 times more destructive to the ozone layer than carbon dioxide, making it a primary contributor to climate change. Likewise, urban smog and acid rain, the latter of which wreaks havoc on fragile ecosystems.

Metra North Line Diesel Trains

Re. increase in Union Pacific North Metra trains during concert events: extra Metra trains are now used for Ravinia concerts.**

Metra stops at Central St. Station where and when people may use it to go home either North or South bound and directly after the concert. NU stated that the audience will take between one hour and 1.5 hours to leave the concert site. The scarcity of trains right now implies that Metra would have to add more runs.

As of today, a Metra employee quoted for me: 130 is the maximum of passengers per car, and a train can have from 7 to 12 cars.

Thus, one train can only carry a maximum of 1,560 passengers in one run. One single extra run doubles the Diesel emissions (and noise). Having to board 1500 passengers at a time means a period of supplemental idling.

Present schedules for after concert nights:

Fridays going North: 9:58pm; **10:58pm 11:58pm** and 12:58; going South **10:52pm and 11:52pm**

Saturdays: Only one feasible train going north, at **11:26** (10:01 would be too close to the concert ending time, and 1:01am would be too late); going south: **11:27pm**

Sundays: going North **11:01pm;** going South **10:57pm**

https://ridertools.metrarail.com/maps-schedules/train-lines/UP-N

High capacity: 100+ riders per car. Limited space available. Riders may **need to stand near other riders, and the train may skip stations in order to avoid further crowding.**

Metra's trains pollution

12/6/2018

https://www.cbsnews.com/chicago/news/metra-locomotive-pollution/

New Pre-Owned Metra Locomotives Contribute to Pollution; CEO Says New Locomotives Too Expensive
The nearly two dozen previously Amtrak-owned **locomotives that Metra bought this year are ranked the lowest of the low by the U.S. EPA.**

Rick Harnish of the Midwest High Speed Rail Association. "Think about all the schools where these trains pass by every day."

New (2015) emissions standards by the EPA were meant to cut pollution by as much as 90%.

Most of Metra's equipment, including recent purchases, is grandfathered in to environmental regulations that are decades old.

New locomotives must pass emissions standards considered **Tier 4 by the EPA**. But nearly 88%t of Metra's current fleet is Tier 0 or 0-Plus.
CBS 2 Investigators sounded the alarm about dirty vents and diesel fumes from Metra trains years ago. They found passengers were breathing in particles that contained iron and steel.

^^

8/21/2021

https://www.thedrive.com/news/chicagos-old-diesel-locomotives-are-getting-battery-power

Under approval from the Metra Board, the network has contracted Progress Rail to convert **three** of its oldest diesels to battery power, specifically its EMD F40PH-3s.
Conversion is expected to take some 3.5 years for the initial three units, which may be augmented by an additional three for a total program cost of $34.6 million. On completion, the units will be **deployed on the 40-mile Rock Island District line**.

^^

2023

https://railfan.com/more-metra-macs-arrive-in-chicago/

Metra expects to begin testing its new SD70MACH locomotives spring of 2023 …

As of January, **three** of the six-axle passenger locomotives are on the property and a **fourth** is currently in Colorado being tested. [only 5 locomotives]

…After testing **they'll be put in service on the BNSF Line…**

Metra has purchased 15 and could eventually acquire up to 27 … SD70MACHs.

The locomotives are being rebuilt to **Tier III** emission [**not Tier 4!**]

^^

https://environmentamerica.org/illinois/wp-content/uploads/2011/12/EI-Metra-Benefits.pdf

A Metra train emits between 18% to 31%times more carbon dioxide per mile than an automobile.

We calculated carbon dioxide savings by subtracting emissions produced by energy consumed in transit vehicles from emissions that would be produced by gasoline powered passenger vehicles traveling the same distance.

We assumed that a gallon of gasoline consumed in a passenger vehicle would emit 19.4 pounds of carbon dioxide, that diesel used in trains emits 22.2 pounds of carbon dioxide per gallon

Metra trains emit 11,438 grams of CO2 per mile and carry an average of 357 passengers.

A typical passenger car emits 367 grams of CO2 per mile and carries 1.58 passengers, a typical SUV emits 478 grams of CO2 per mile and carries 1.74 passengers, and a typical pickup truck emits 618 grams of CO2e per mile and carries 1.46 passengers.

The average number of passengers on a train is extrapolated from the number of trains scheduled per weekday and per weekend, and from Metra's yearly ridership, found at: Metra, Metra Facts (fact sheet), 2009.

^^

Trailer Trucks**

(10-12 at minimum). 90% of semis use Diesel. They'll travel through Evanston, and when parked in the underground parking, they will idle, likely for the entire time they are required to unload and load the material needed for the concerts. So, even if you stagger the trucks arrival and departure, you'll always have several in the garage idling and releasing pollution into Evanston's air.

https://www.statista.com/statistics/1120519/us-med-heavy-trucks-vehicle-ghg-emissions/#:~:text=Medium%20and%20heavy%2Dduty%20trucks%20are%20a%20major%20contributor%20to,larger%20share%2C%20at%2037.1%20percent.

Apr 26, 2023

Medium and heavy-duty trucks are a major contributor to greenhouse gas emissions from the transportation sector in the U.S., accounting for more than 23% of the total in 2021. They emitted over 417 million metric tons of carbon dioxide equivalent ($MtCO_2e$) in 2021, which was an increase of nearly 8% in comparison to the previous year. When compared to 1990 levels, emissions from these vehicles have increased by roughly 78%.

^^

https://meyersound.com/news/green-touring-2023/

A typical diesel semi-truck consumes a gallon of fuel every 6.5 miles and each gallon **emits 22.44 pounds of carbon content** according to the US EPA.

Band Tour-Busses**

2-5 busses: Diesel fueled? They'll travel through Evanston, and also, when parked in the underground parking will idle, likely for even longer than the duration of the concert. Airborne pollution cannot be contained in an underground garage**.**

Passenger cars, Ubers etc.

Even if only 50% of attendees should use cars, the increase of car traffic into Evanston is considerable. Those vehicles will increase the air-borne pollution dramatically. Idling will occur while cars are stuck in traffic, waiting to exist a parking structure, picking up and dropping passengers. Some cars may be quite old and thus their exhaust system not up-to -par.

Shuttle busses**

Concert shuttle use will **exponentially increase the number of shuttles** that will travel to and from the U2 District and into downtown and to the main Campus as compared to the number of shuttles used in events now. These future shuttles will also park in nearby locations such as Leahy Park or Chandler Center while waiting to be called to the U2 District to pick up attendees. Idling will occur, due to the summer weather: shuttle drivers cannot be expected to sit in hot vehicles without air-conditioning running. Even if all shuttle were electric, see below re. electric engines producing non-exhaust particles.

Electric vehicles

Today's electric car heavy batteries contributes to increased pollution of non-exhaust particles due to increased tire-wear and road abrasion.

Road Traffic-Derived Non-Exhaust Particles

https://www.ncbi.nlm.nih.gov/pmc/articles/PMC9178796/
https://www.washingtonpost.com/climate-environment/2023/07/09/tire-brake-tailpipes-emissions-pollution-cars/

https://www.theguardian.com/environment/2022/jun/03/car-tyres-produce-more-particle-pollution-than-exhausts-tests-show

Almost 2,000 times more particle pollution is produced by tire wear than is pumped out of the exhausts of modern cars.

The tire particles pollute air, water and soil and contain a wide range of toxic organic compounds, including known carcinogens.

Tires produce more than 1tn ultrafine particles for each kilometer driven, meaning particles smaller than 23 nanometers. These are also emitted from exhausts and are of special concern to health, as their size means they can enter organs via the bloodstream. Particles below 23nm are hard to measure and are not currently regulated in either the EU or US.

Used tires produced 36 milligrams of particles each kilometer, 1,850 times higher than the 0.02 mg/km average from the exhausts. A very aggressive – though legal – driving style sent particle emissions soaring, to 5,760 mg/km.

LAWSUITS

The recent lawsuit brought in Montana states: "**Disregard for climate change infringed on the right to a healthy environment**". Another similar lawsuit is pending in California,

I contend that if LUC, and later the Council pass NU's proposed development and allows for the concomitant zoning changes, Evanston authorities would have directly contributed to a major increase in air-borne pollution that will affect the direct vicinity of the Stadium and also will spread to Wilmette and the rest of our city.

The City should care to stop this additional environmental degradation from occurring, a degradation which flies in the face of the City's recent environmental actions such as prohibiting non-electric leaf blowers and plastic bags, and a contradiction to the City's intention to reduce Evanston's carbon-footprint. Otherwise, the City should consider the prospect of a future environmental lawsuit. The lawsuit would claim that the City caused a deliberate increase in air-borne pollution and a blatant disregard for the residents' health.

In the 5th Ward the City allowed a waste transfer station to be grandfathered in, and thus the station is exempt from State regulations that prohibit waste disposal facilities 1,000 feet from residential neighborhoods. I ask LUC and the City to learn from past mistakes and not allow NU's proposals. They will cause irreparable environmental harm to the City's residents, and will be a stain on the City's reputation as a "Green City".

**See transcript of Revelle-NU community meeting for comments by NU's experts

https://drive.google.com/file/d/1GGdWMBct8Gq4qoxEXS6IhuijgtKICMet/view

More about Pollution caused by NU proposed events

By Yvi Russell – 7th Ward resident - 8/30/2023

Using the data from the sites below [1 - 10] we can determine the level of emissions caused by one car that will park in the vicinity of the stadium, idling for 10 minutes (picking up and dropping off passengers, stopping at intersections, or being stuck in the congested traffic), and driving to and from one concert at the stadium for just one mile each way, for a total 2 miles-radius. Then we multiply this number by 6 (number of concerts). Then we multiply this new number by the number of cars estimated to be doing this type of round trip (2,000). The 2K figure is an approximate figure inferred from the spaces available in the U2 District parking lots and the other available parking spaces in the vicinity of the stadium.

We average the figures of LDGV and LDGT vehicles [1], although most likely there would be more of the latter on the road, and thus more pollution.

The numbers also **do not take into consideration the fact that stop-and-go traffic produces higher levels of emissions**, from 20% (non-rush hours) to nearly double (rush-hours). [9]

The numbers do not take in considerations **all the other vehicles** involved in driving and idling in the area for these concerts.

Even under the most aggressive U.S. scenarios for phasing out ICEs, they will likely be sold into the 2030s. [7]

Conclusion

Six proposed events are twice the number of events scheduled now as compared to football games. If we consider that 2,000 cars would idle, park and drive within the 2-mile area of the proposed stadium for the proposed concerts, the greenhouse gases and hazardous emissions created by these cars would at least double. We calculated below the amount of the emissions caused by that number of cars idling for 10 minutes and driving the 2 miles. Our calculations show that 39,630 lbs (circa 18 tons) of CO_2 would be added to the air adults and children in the area will breathe. Other emissions would also double.

In addition the emissions produced by vehicles not at football games must be taken into account:

- **Extra diesel Metra trains, including their idling while boarding on and off passengers. The current single night Metra train is insufficient for the task…**
- **78 Shuttles, including idling while waiting in the vicinity, in hot weather, to be called to pick up the attendees**
- **2-5 tour busses, including undetermined idling in the U2 district, while parked underground**
- **10-12 Semis, including prolonged idling while parked underground during unloading and loading for the concerts. Large amounts of CO & NOx. are produced by semis, as compared to cars.** [1] [10]

- **Uber, taxis and other vehicles dropping and picking up attendees, idling too.**
- **Cars driving through Central Street and neighboring streets on their way to park in the downtown area and campus**.

We have not calculated the amount of greenhouse gases and hazardous emissions produced by the above list of vehicles. It is obvious however that the total emissions would be increased significantly from current traffic emissions.

Therefore, we are opposed to the proposed zoning changes because they threaten the health of the surrounding population, and because they violate Evanston's stated goals in CARB to reduce pollution and avoid climate deterioration.

We are also opposed even to a single concert, because any zoning change introducing commercial events at the U2 District provides NU a clear path ahead to introduce additional commercial or professional events in the U2 District. A zoning change creates a legal precedent, and the City would later have no legal resort to prevent increases in events.

The history of NU's behavior in the U2 District exemplifies NU's repeated attempts to add events of a commercial nature, and how the City was legally able to withstands such attempts by virtue of having kept their zoning regulations intact.

https://sites.google.com/view/spotlight-on-evanston/history-index/chronology/brief-history-of-conflict

Also see NU's 1996 written statement that no night games would be played at the rebuilt Ryan field, when in fact now night games are regularly scheduled.

https://sites.google.com/view/spotlight-on-evanston/documents-index/1990s-index/1996-dyche-stadium-renovation-promises

Wrigley Field history of night games also shows what happened from the initial zoning change to today.

https://quigley.house.gov/media-center/news-article/dna-info-history-night-games-wrigley-field-and-why-cubs-want-more-them

https://www.bleedcubbieblue.com/2021/10/21/22736286/wrigley-field-night-game-ordinance-city-of-chicago-repeal-do-it-now

We also oppose the new construction because it will produce an incentive in the future to push for more commercial events, and also because of its environmental and health hazards, evident in its cement carbon footprint, sewer issues and size. The construction also entails a major demolition of the present stadium and the associated health hazards in its underlying soil and the hazardous wastes from the original 1920's building. We know it is not in the scope of LUC to consider the demolition's impact on the health of residents and that of Evanston workers hired to do this dangerous job. But since such a construction cannot proceed without a demolition, it is absurd and immoral to grant a permit for a construction without considering the immediate and long-term effects of the demolition on all Evanstonians and particularly those living and working in the area.

Data & charts used for the conclusion

CO_2 (Carbon dioxide): 39,630 lbs (17,976 metric tons) (2017 idling and 2018 driving data)

CO (Carbon monoxide): 555.697178 lbs (2017 idling & 2021 driving data)

NOx (Nitrogen oxides): 21.42893 (2008 idling & 2019 driving data)

VOC (Volatile organic compounds): 202.860555 lbs (2008 idling & driving data)

THC (Total Hydrocarbons): 192.59583 lbs (2008 idling data; 2021 driving data)

PM emissions data is incomplete (see comments below our charts'calculations)

Idling emissions for LDGVT & LDGT [average] in grams per 10 minutes

Pollutant	per one car	per 2,000 cars	per 2,000 cars X 6 events in grams	per 2,000 cars X 6 (events) in lbs or metric tons [1 metric ton = 2,204.6226 lbs]
CO	11.995	23,990	143,940	317.33338 lbs
VOC	0.56	1,120	6,720	14.81506lbs
THC	0.67	1,340	8,040	17.72517lbs
NOx	0.74	1,480	8,880	19.57705lbs
CO_2	690 (3 L-engines)	1,380,000	8,280,000	8.28 metric tons

Driving emissions in grams per car per 2 miles

Pollutant	Emissions per car	emissions per 2,000 cars	emissions per 2,000 cars X 6 events in grams	emissions per 2,000 cars X 6 events in metric tons or lbs
CO	9.01	18,020	108,120	238.363798 lbs
VOC	2.068	4,136	24,816	54.709915 lbs
THC	0.58	1,160	6,960	15.34417 lbs
NOx	0.07	140	840	1.85188 lbs
CO_2	808	1,616,000	9,696,000	9.696 metric tons

Adding the numbers: Emissions per 2miles & idling per 10minutes

Pollutant	one car	2,000 cars per one event in grams	2,000 cars X 6 (events) in grams	2,000 cars X 6 (events) in metric tons or lbs
CO	21.005	42,010	252,060	555.697178 lbs
VOC	2.628	15,336	92,016	202.860555 lbs
THC	1.25	14,560	87,360	192.59583 lbs
NOx	0.81	1,620	9720	21.42893 lbs
CO_2	1498	2,996,000 (2.996 tons)	17,976,000	17.976 metric tons

PM emissions data is incomplete. It can be inferred that it would also be substantially increased for the proposed events. The 2008 PM data for driving for one car for one mile:

PM_{10}	0.0044
$PM_{2.5}$	0.0041
PM_{11}	0.070 mg/mile

The largest contributor to particulate pollution in N. America is transport: 1.15^{3} e-k ^{1} out of $7{,}75^{3}$ e-k ^{1} mg [#5]

Cars in America are not fitted with an exhaust filter:

A gasoline vehicle with a filter emits around 0.9 x 10^{11} particles per mile (90 billion), but without a filter it is about 6.3 x 10^{11} (630 billion), according to testing conducted by Emissions Analytics [6]

A gasoline vehicle without a filter emits around 0.070 mg/mile, compared to a vehicle with a filter at 0.027 mg/mile [6]

Recent data has brought to light that tires and road surface also contribute great amounts of micro-particles during traffic. Current electric cars in fact produce more of these particles due to the weight of their batteries.

Information from 10 on-line sites

1.[2008 data]

https://nepis.epa.gov/Exe/ZyNET.exe/P100EVXV.txt?ZyActionD=ZyDocument&Client=EPA&Index=2006%20Thru%202010&Docs=&Query=&Time=&EndTime=&SearchMethod=1&TocRestrict=n&Toc=&TocEntry=&QField=&QFieldYear=&QFieldMonth=&QFieldDay=&UseQField=&IntQFieldOp=0&ExtQFieldOp=0&XmlQuery=&File=D%3A%5CZYFILES%5CINDEX%20DATA%5C06THRU10%5CTXT%5C00000033%5CP100EVXV.txt&User=ANONYMOUS&Password=anonymous&SortMethod=h%7C-&MaximumDocuments=1&FuzzyDegree=0&ImageQuality=r75g8/r75g8/x150y150g16/i425&Display=hpfr&DefSeekPage=x&SearchBack=ZyActionL&Back=ZyActionS&BackDesc=Results%20page&MaximumPages=1&ZyEntry=1

Definitions

CO =- Carbon monoxide – a regulated pollutant

CO_2= Carbon dioxide – primary byproduct of all fossil fuel combustion

NOx = Nitrogen oxides – a regulated pollutant

PM_{10} = particulate matter under 10 microns diameter, a regulated pollutant

$PM_{2.5}$ = Particulate matter under 25 microns diameter, sometimes referred to as “fine particulate”

THC – Total hydrocarbons

VOC = Volatile organic compounds, equivalent to THC plus aldehydes [i.e., Formaldehyde], minus both methane and ethane

LDGV = gasoline fueled passenger cars - up to 6,000lb GVW

LDGT = gasoline powered pick-up trucks, minivans, passenger vans, sport-utility vehicles etc. up to 8,500lb GVW

HDDV class HIIIa = heavy duty diesel vehicles 33,000lb GVW and above. These would include NU's concert semis. They also would be idling far longer than the passenger cars.

Idling per minute. Quantities in grams. Idling: relatively short periods of time including at stop lights and in very congested traffic

Pollutant	LDGV	LDGT	HDDV class HIIIa
VOC	0.045	0.067	0.059
THC	0.053	0.081	0.059
CO	1.187	1.212	0.442
NOX	0.059	0.089	0.596
PM_{10}	n.a	n.a	0.018
$PM_{2.5}$	n.a	n.a	0.019

2.

https://natural-resources.canada.ca/energy/efficiency/communities-infrastructure/transportation/idling/4463

[2017 document]

3-liter engine: idling for 10 minutes = 690 grams of CO_2

3.

https://www.bnl.gov/rideshare/benefits.php

Automobiles and light trucks are considered the largest contributors to air quality problems in the U S. According to 2019 EPA estimates, highway vehicle which include passenger cars and light trucks accounted for 9% of volatile organic compound (VOC) emissions, 27% of the nation's carbon monoxide (CO) emissions, 32% of the total nitrogen oxide (NOx) emissions and 17% of nationwide greenhouse gas emissions.

Annual Emissions for the 'Average' Gasoline-Powered Passenger car and Light Truck in 2021

	Pollutant	Emission Factor (grams/mile)
Passenger Car	Hydrocarbons	0.26
	Carbon Monoxide	3.96
	Nitrogen Oxides	0.017 [*this figure is odd. See [10] where it states 0.07.]

Light Truck**	Hydrocarbons	0.32
	Carbon Monoxide	5.05
	Nitrogen Oxides	0.33
*** Light trucks include pickups, vans, minivans, and sports-utility vehicles.		

4.

https://www.adeq.state.ar.us/air/planning/ozone/cars.aspx

2008 figures for cars driving per mile [for the emissions not listed in the more recent documents]

VOC	1.034 g
PM_{10}	0.0044 g
$PM_{2.5}$	0.0041 g

5.

https://www.epa.gov/energy/greenhouse-gas-equivalencies-calculator#results

https://nepis.epa.gov/Exe/ZyNET.exe/P100U8YT.txt?ZyActionD=ZyDocument&Client=EPA&Index=2016%20Thru%202020&Docs=&Query=car%20emissions%20per%20mile&Time=&EndTime=&SearchMethod=2&TocRestrict=n&Toc=&TocEntry=&QField=&QFieldYear=&QFieldMonth=&QFieldDay=&UseQField=&IntQFieldOp=0&ExtQFieldOp=0&XmlQuery=&File=D%3A%5CZYFILES%5CINDEX%20DATA%5C16THRU20%5CTXT%5C00000007%5CP100U8YT.txt&User=ANONYMOUS&Password=anonymous&SortMethod=h%7C-&MaximumDocuments=15&FuzzyDegree=4&ImageQuality=r65g4/r65g4/x150y150g16/i360&Display=h%7Cp%7Cf&DefSeekPage=x&SearchBack=ZyActionL&Back=ZyActionS&BackDesc=Results%20page&MaximumPages=1&ZyEntry=2#

2018 data: The average passenger vehicle emits about 404 grams of CO_2 per mile.
A typical passenger vehicle emits about 4.6 metric tons of CO_2 per year … equivalent to 5,034 lbs coal burned.

Assumption: average gasoline vehicle with a fuel economy of about 22.2 miles per gallon and drives around 11,500 miles per year.

EPA uses this to compare CO_2 emissions from other sources to emissions from passenger vehicles.

For example, an energy efficiency program that reduces greenhouse gas emissions by 4,600 metric tons of CO_2 per year has the same impact as removing 1,000 vehicles from the road.

In addition to carbon dioxide (CO_2), automobiles produce methane (CH_4) and nitrous oxide (N_2O) from the tailpipe and hydrofluorocarbon (HFC) emissions from leaking air conditioners

The emissions of these gases are small in comparison to CO_2; however, the impact of these emissions can be important because they have a higher global warming potential (GWP) than CO_2.

The global warming potential of a gas relates the impact of that gas relative to an equivalent amount of CO_2. Using global warming potentials, the impact of various GHGs can be directly compared using a common metric. This metric is expressed in units of carbon dioxide equivalent, written as CO_2e. Multiplying the amount of a GHG times the global warming potential of that GHG results in the amount of GHG in terms of CO_2e. For automotive-related gases, these global warming potentials are: **Greenhouse Gas**	**Abbreviation**	**GWP5**
Carbon Dioxide	CO_2	1
Methane	CH_4	25
Nitrous Oxide	$N O_2$	298
Air Conditioning Refrigerant	HFC-134a	1,430

The most dangerous of particles, which can include anything from soot, soil dust, to sulfates, are **fine particles 2.5 microns** or less in diameter —shortened as **$PM_{2.5}$.**
In 2021, in response to increases in quality and quantity of evidence of air pollution impacts, the WHO updated the $PM_{2.5}$ annual mean **air quality guideline to 5µg/m³**, which represents clean air as few impacts have been observed below these levels.

The deadliest illnesses linked to $PM_{2.5}$ air pollution are **stroke, heart disease, lung disease, lower respiratory diseases (such as pneumonia), and cancer.** High levels of fine particles also contribute to other illnesses, like **diabetes, can hinder cognitive development in children and also cause mental health problems.**

The largest contributor to particulate pollution in N. America is transport: 1.15³ e-k ¹ out of 7,75³ e-k ¹ mg

6.

https://www.emissionsanalytics.com/news/the-septillion-particle-problem-literally

A gasoline vehicle with a filter emits around 0.9 x 10^{11} particles per mile (90 billion), but without a filter it is about 6.3 x 10^{11} (630 billion), according to testing conducted by Emissions Analytics.

With about 300 million internal combustion engine (ICE) vehicles likely to be on the road on average over the next ten years, each driving an average of 10,000 miles per year, that put the total number of 'unnecessary' particles emitted to US air to be 1.6 x 10^{24}, or 1.6 septillion particles… If each particle were a dollar bill, the whole of the US could be carpeted over half a mile deep in money.

…For gasoline vehicles, and those with a filter, the concern is for very small particles, down to 10 nm in size, which are invisible, numerous and highly mobile.

These ultrafine particles are of concern for human health, as their small size means that when inhaled they can be drawn deep into the lungs and cross the blood-brain barrier, with potential effects on cognitive development….

Even if only particle mass is concerned, on **average a gasoline vehicle without a filter emits around 0.070 mg/mile**, compared to a vehicle with a filter at 0.027 mg/mile. The unnecessary particle mass to be emitted in the US is therefore forecast to be over 100 tonnes over ten years. Not only does this have the understood impacts on air quality in urban areas, but observations suggest that it eventually migrates to the North and South Poles, settles on the ice, and helps accelerate climate change because of the high 'black carbon' content in soot, which is darker and a known global warming agent.

7.

https://www.reuters.com/business/autos-transportation/lacking-filters-us-cars-set-emit-septillion-more-particles-research-2022-04-27/

… in a cold start in an urban area, the average European model emitted 83.7% fewer particles than its U.S. counterpart… But the gasoline vehicles Emissions Analytics tested in the U.S. have been assumed to meet standards set by U.S. regulator EPA without requiring a filter.

Since the U.S. regulation was introduced in 2014, direct injection fuel technology, which improves fuel efficiency, **has increased the amount of particulate matter gasoline cars emit**, industry experts say.

Ultrafine particles are harmful because their microscopic size means they can be drawn deep into human lungs…Even under the most aggressive U.S. scenarios for phasing out ICEs, they will likely be sold into the 2030s.

8.

https://www.hsph.harvard.edu/news/press-releases/decreased-vehicle-emissions-linked-with-significant-drop-in-deaths-attributable-to-air-pollution/

….. Passenger light-duty vehicles [includes cars, SUVs & pickup trucks] accounted for two-thirds of the public health burden from transportation-related air pollution in 2017… emissions from these vehicles in large metropolitan areas are so harmful that they are responsible for 30% more attributable deaths than all heavy-duty trucks across the nation.

"If the trends of increased population density with an aging population, and a shift to larger passenger vehicles continue, emissions, especially in urban areas, will continue to become more harmful and it will be harder to achieve further public health gains by small incremental improvements in new vehicles," said John Spengler, Akira Yamaguchi Professor of Environmental Health and Human Habitation and senior author of the study.

9.

https://www.sciencedirect.com/science/article/abs/pii/S1361920915002163

… during flow, several short-events lasting over fractions of a second each lead to a sharp increase in pollutant emissions, indicating episodic conditions. The emission levels are sensitive to frequency and intensity of acceleration and deceleration, in accordance with the traffic-flow patterns and speed, besides mileages. Further, congestion conditions occur during both peak and off-peak hours, but last for different durations.

Vehicles, when encounter frequent stop-and-go, increase commuting time, fuel consumption and pollutant emissions.

…emissions of CO, HC and NO_x emitted from passenger cars increase by up to 20% compared to during non-rush hours.

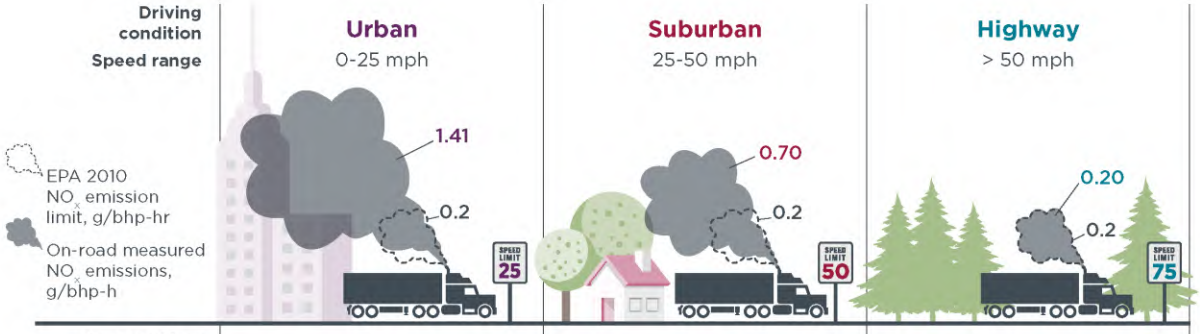
…emissions rise nearly double during peak hours

10.

https://theicct.org/publication/current-state-of-nox-emissions-from-in-use-heavy-duty-diesel-vehicles-in-the-united-states/

2019 Key findings:

- The Not-to-Exceed (NTE) protocol evaluates less than 10% of the total emissions data to determine compliance for heavy-duty in-use NOx emissions. The average emission value of 0.18 g/bhp-hr obtained from the NTE evaluation is significantly lower than the value of 0.42 g/bhp-hr obtained when evaluated on a total route basis.
- A disproportionate amount of NOx emissions from heavy-duty vehicles is emitted during the low-speed operation characteristic of urban driving. **Vehicle operation at speeds of less than 25 mph results in NOx emissions of more than five times the certification limit for the average heavy-duty vehicle in the study.**
- At mid-speed driving conditions, between 25 and 50 mph and characteristic of suburban driving, average NOx emissions from heavy-duty vehicles (HDVs) are 2.7 times the certification limit. Only at highway speeds, above 50 mph, do HDVs present average NOx emissions at the certification limit and below the in-use NTE emissions limit of 0.3 g/bhp-hr.
- Line-haul trucks have the highest average NOx emissions at less than highway speeds. **Their average NOx emissions of 1.41 g/bhp-hr are more than 7 times the engine certification limit in urban driving and more than 3 times the limit in suburban driving**. Only during high-speed operation do line-haul trucks emit NOx at engine certification limit levels.
- **A single line-haul truck emits the NOx equivalent of 100 cars for each mile driven in urban driving.** Under urban driving conditions**, line-haul trucks are emitting on average 7.0 g/mi of NOx, compared with less than 0.07 g/mi for a gasoline car**. The PEMS data shows that these trucks, which are optimized for highway driving, **spend on average 43% of their time and emit 40% of the total mass of NOx in urban-like operation, including low-speed driving and idling.**



	Urban	Suburban	Highway
Average time spent at this condition	43%	11%	46%
Average share NO_x mass	40%	23%	37%
Brake specific NO_x emissions, g/bhp-hr	1.41*	0.70	0.20
Conformity Factor - CF	7.1*	3.5	1.0
Distance-specific NO_x emissions, g/mile	7.0*	2.4	0.6

* Brake and distance specific NO_x emissions for Urban bin do not include Idle operation, only 1-25 mph operation is included

Figure ES-1 Comparison of line-haul vehicle NO_x emissions under urban, suburban, and highway driving conditions. Conformity factor is defined as ratio of measurement to engine dynamometer emission limits.

City of Evanston™

Meagan Jones <mmjones@cityofevanston.org>

support for Ryan Field rebuild

1 message

Angela Valavanis <angelavalavanis@gmail.com> Thu, Aug 17, 2023 at 3:32 PM
To: zoning@cityofevanston.org

My support for Northwestern's stadium usage proposal is two-fold:

1) I would likely enjoy much of the programming, and I love the thought of not having to go to Chicago to find things to do. Look at the success of Out of Space, and you'll see that people are ready for fun things to do in Evanston. It was such a treat to be able to walk home from a great concert!
2) Businesses were hard hit by the pandemic, and many continue to limp along. Having a boost to any sort of tourism in town will have a very positive impact on local hotels, restaurants, and shops.

I am a 7th ward resident in earshot of the stadium, at 1823 Grant Street.
I also own a business in Downtown Evanston.

Thank you for your thoughtful consideration of this matter and continued service to our community.

Angela Valavanis
www.creativecoworking.com

City of Evanston™

Meagan Jones <mmjones@cityofevanston.org>

Ryan Stadium concerts

1 message

Bev Levy <sketchybev@gmail.com> Wed, Aug 16, 2023 at 5:50 PM
To: zoning@cityofevanston.org

Please do not allow for the proposed concerts at Ryan Stadium. If the University wants to make money from hosting concerts, they should consider their lakeshore campus where the students will enjoy the music.
Our neighborhood puts up with enough traffic and noise from the football games.
There is a large space on Sheridan Road across from the campus and bordered on the west by Orrington Ave. Why not consider other areas on the campus?
Thank you,
Beverly Levy
121 Woodbine Ave, Wilmette, IL 60091

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Is Wilmette about to sue us?

Bob <b.crewscontrol@gmail.com> Wed, Aug 16, 2023 at 12:31 PM
To: Daniel Biss <dbiss@cityofevanston.org>, Clare Kelly <ckelly@cityofevanston.org>, kharris@cityofevanston.org, "Melissa A. Wynne" <mwynne@cityofevanston.org>, Jonathan Nieuwsma <jnieuwsma@cityofevanston.org>, bburns@cityofevanston.org, tsuffredin@cityofevanston.org, Eleanor Revelle <erevelle@cityofevanston.org>, dreid@cityofevanston.org, jgeracaris@cityofevanston.org, mmjones@cityofevanston.org, cityclerk@cityofevanston.org

Dear Commissioners, Mayor, Council Members and City Clerk,

I was born at Evanston Hospital, went to Haven School and graduated from ETHS. I grew up at 2403 Ashland Ave, 2747 Eastwood Ave, 1900 Livingston St and I currently live at 2615 Poplar Ave with my wife. Essentially living a mere two blocks from the NU Stadium for the majority of my 75 years.

Although I've lived in Hawaii, Southern Illinois, New Haven, Philadelphia and Chicago, I've always called Evanston my home and of Evanston I continue to say, "It just doesn't get much better than this!"

Northwestern University has been developing this contest for decades: NU v/s the neighborhood. My parents protested when NU scheduled the Bears to play at Dyche Stadium. They objected when NU proposed having Professional Tennis and multiple other events at the neighborhood's NU sports complexes just down the street when living on Ashland or later when living on Eastwood across the alley. Our family is not and has never been anti-Northwestern, rather we are pro-neighborhood.

We've repeatedly been told local businesses will profit from the Northwestern proposals. Some restaurants and bars will do well, yet certainly the University won't allow food or alcohol to be brought into the events as NU expects to be selling their own food, drink and merchandise. Who will then shop for flowers or spices; clothing or real estate; auto or homeowners' insurance or baked goods before entering any of the special events proposed? Who will drop their cars off for service or decide to play golf? There surely won't be convenient parking available for many residents in multiple wards. Will there be parking at Lighthouse Beach? Will issuing parking violations be an incentive for City staff and Council to go along? Has NU already been *game*-fully offering lucrative jobs or other incentives to influential Evanstonians? We have already lost business to the difficulties of finding convenient parking and the convoluted parking regulations. The Yogism: "Nobody goes there anymore, it's too crowded." already applies to many businesses for Evanstonsians and out of towners.

I am not opposed to change, in general, I am, however, against profiteering by a not-for-profit institution at the expense of our neighborhoods and local businesses. Will we again see this matter come up in a decade or so? Is Wilmette about to sue us?

What now is so radically different from previous Plan Commissions and Standards for Amendments?

- Whether the proposed amendment is consistent with the goals, objectives, and policies of the Comprehensive General Plan, as adopted and amended from time to time by the City Council.
- Whether the proposed amendment is compatible with the overall character of existing development in the immediate vicinity of the subject property.
- Whether the proposed amendment will have an adverse effect on the value of adjacent properties.
- The adequacy of public facilities and services.

Please faithfully respect our neighborhoods.

Robert Crews
b.crewscontrol@gmail.com
847-363-5393

To: Evanston Land Use Commission

When we bought our house more than 40 years ago, we felt comfortable with our location and had a wonderful relationship with the Building and Grounds Manager of the stadium as well as with City of Evanston Management—a strong enough relationship that in the early 90s the two entities worked together to pave a portion of the street in front of our house. Unfortunately, any relationship like this is gone.

We bought understanding that our neighborhood would always be residential in character. But, Northwestern's plan a for-profit commercial entertainment center will forever change the character of our neighborhood. Think about 10 outdoor concerts of 28,000 people and an unlimited number of concerts for 10,000 people over a span of 4½ months—how could the traffic and noise, at the very least, not impact our neighborhood, the nearby hospital, and the emergency services on Central and even the rest of the city?

The variants proposed in the allowances for the reconstruction would only add to problems that already exist—especially those in the northeast corner of the east lot—which is where our house is situated. If the variance is allowed, there will be only 25 feet between our kitchen door and noise and crowds. If you compare that to the west side of the stadium, you can see that the barrier is much more generous, an alley between the parking lot and then basically parking and no gate to access the surrounding neighborhood. A 3-foot chain link fence (in disrepair) and gate that opens onto our driveway is the only partition that separates our property from the parking lot. Further south, for more privacy, we replaced the chain-link fence (with permission) with our own. The northeast corner is already too close for "gathering." Our zoning ordinances are there for a purpose—to protect homeowners like us.

Objections to the changes in the U-2 zoning are too numerous for even a short list. At the top of the list might be traffic and noise control as well as the premise that a for-profit entertainment center does not adhere to Northwestern's policy statement, "Northwestern is committed to excellent teaching, innovative research and the personal and intellectual growth of its students in a diverse academic community." I'm sure others will argue these points. But I do know this—the Northwestern today is not the same Northwestern that we dealt with in the 90s. The committee cannot sign off on these changes. As we have seen in the last few months, the University has shown that the interactions with the City of Evanston as well as with its own Northwestern community lack both transparency and truthfulness.

Please be conscious of your stated objective to "enhance the quality of Evanston's well-established neighborhoods" and vote no to Northwestern's requests.

Sincerely,
Margaret Forst
1322 Livingston Street

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Ryan Field

1 message

margaretforst@comcast.net <margaretforst@comcast.net> Thu, Aug 17, 2023 at 10:43 PM
To: Meagan Jones <mmjones@cityofevanston.org>

To: Land Use Commission

Northwestern's recent offer to reduce the number of concerts to 6 is merely an attempt to placate the community and ignore all of the other reasons why this proposal is an attempt to turn the 7th ward from a residential area into an entertainment district. The additional offer to "make additional changes to the proposed usage and capacity of the plazas." is vague and unsupported by any substantial guarantees. It is a last minute effort to change the vote of the committee without any real change in the initial proposal—neither addressing traffic nor noise issues nor a host of other questions about their proposal.

Please do not fall prey to their tactics.

Margare Forst

1322 Livingston St

City of Evanston™

Meagan Jones <mmjones@cityofevanston.org>

Ryan Stadium concerts

1 message

Bev Levy <sketchybev@gmail.com> Wed, Aug 16, 2023 at 5:50 PM
To: zoning@cityofevanston.org

Please do not allow for the proposed concerts at Ryan Stadium. If the University wants to make money from hosting concerts, they should consider their lakeshore campus where the students will enjoy the music.
Our neighborhood puts up with enough traffic and noise from the football games.
There is a large space on Sheridan Road across from the campus and bordered on the west by Orrington Ave. Why not consider other areas on the campus?
Thank you,
Beverly Levy
121 Woodbine Ave, Wilmette, IL 60091

City of Evanston™

Meagan Jones <mmjones@cityofevanston.org>

Zoning Amendments

1 message

Caryn MSN <carynpet@msn.com> Wed, Aug 16, 2023 at 4:37 PM
To: zoning@cityofevanston.org

I urge the Commission to deny the zoning amendment. I live two blocks east of the current stadium and have experienced congestion, noise, and light pollution, as well as drunken fans during night games and when big teams come to town. Since this occurs a few times during the football season, I accept these problems. However, the events described by NU promise to introduce these problems in greater magnitude and much more frequently. This will impact residents' safety and would be unprecedented. The area simply cannot absorb this type of commercial activity.

Caryn Peterson
2720 Bryant Ave
Evanston
Sent from my iPhone

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Opposing Ryan Stadium/Central Street athletic complex rezoning

1 message

'Bezerra, Christiane (TR Product)' via Zoning <Zoning@cityofevanston.org> Wed, Aug 16, 2023 at 5:36 PM
Reply-To: "Bezerra, Christiane (TR Product)" <christiane.bezerra@thomsonreuters.com>
To: "zoning@cityofevanston.org" <zoning@cityofevanston.org>

Ryan Field events cause disruption in our lives. Our street is directly across Isabella and on the way to the Linden train station. On football game days, fans walk in front of our property in droves. I have collected trash left behind and found broken alcohol glass bottles at the Maple Park tot playground, which borders the train station parking lot. I have to keep children indoors in those days and do not allow them to play with neighbors on the front yard. I myself do not linger outside more than I have to and lock all windows and close shades. I never saw police patrolling in a way that made me feel safe enough. Cars drive around looking for parking and speed through the street in frustration when they find none. The sound coming from the stadium scares my child and interferes with bedtime and nap, mainly if the wind is blowing Northward. In one instance we had to rush our child to the emergency room on a Saturday and I recall being grateful it was not game night because of the delay it would have caused -- from the traffic on Isabella plus on the side streets from the overflow of cars that park on streets and on people's driveways in an informal and greatly disorganized parking lot. On graduation days we cannot drive on Isabella and are forced to take alternate routes to school since there are so many shuttle buses. Other people do that too, creating a dangerous situation on Gregory avenue because it does not have stop signs as it is an otherwise sleepy street. I witnessed a near accident with loud honking horns when two cars almost collided in the corner of 6th street and Gregory. The construction during the latest renovation of the stadium, a few years ago, caused gridlock whenever the long tractor trailers needed to maneuver in and out and had to take turns, completely blocking both ways of the road for a long time. There was dirt and debris left on the streets that many times it blew over towards our street and once so much we had to close windows. The noise was also disturbing, particularly something that sounded like heavy equipment or debris being dumped on the ground. I cannot even fathom the impact of allowing NU to run commercial giant concerts here all summer long and all year long. It would multiply the disturbance a hundred times, having construction happen over and over, every weekend for every major concert... over and over locking down our homes in fear of now potentially drunken crowds much more rowdy and dangerous than graduate families and football supporters. Forget about closing windows as the sound systems would literally shake our walls. Fumes from idling tractor trailers would barrage us every week in an already stressed air quality time; we would suffer absolute gridlock not only from the huge trucks that have no direct route from the highway at all except small streets, then trying to maneuver onto the NU lot with thousands of tons of equipment. Plus, since the actual attendees will not have anywhere to park -- NU's parking plan for attendees does not make any sense -- the shuttle buses they think would “fix” the problem would alone be enough to paralyze the area. Our residential streets would be reduced to a wasteland, steamrolled by a number of people, cars and trucks it cannot accommodate, ongoing, week after week with no rest. Air and noise pollution harmful to our health and safety. A drastic decrease in quality of life which in turn will cause a decrease in property values, causing people’s life savings to go down the drain, ruining many families’ prospects. And all that for what… so that one already rich donor can make more money. The school will not benefit, Wilmette will not benefit and Evanston benefits only in a minor way and not at all when you look at the damage to streets and infrastructure from the constant traffic, cost of policing, fixing roads crushed by the heavy trucks. Potential for crime and devastation of a community. More studies are needed, the plan is crucially faulty. The burden is on NU to present proper urban planning studies and sound quality studies and environmental impact studies that are not done in a hurry and incomplete, and even criminally neglectful of due process. I oppose upgraded zoning and trust any person with common sense will agree that a stadium of the magnitude NU wants has no place inside a small village. I hope it is obvious that due process is lacking, the proposal is rushed, manipulative and opportunistic. Chicago area corruption reputation comes to mind. We will not allow this. Thank you for your time and consideration.

. . . . . .

Christiane Bezerra

Senior Graphic Designer

Thomson Reuters

Phone: +17633269888

Mobile: +1(646) 2566786

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City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Central Street athletic complex

1 message

Erica Cordier <ericacordier@gmail.com> Wed, Aug 16, 2023 at 4:03 PM
To: zoning@cityofevanston.org

To whom it may concern,

I am opposed to the Central Street athletic complex because of past experiences of traffic congestion, lack of parking, noise, and litter around my home.

I am also concerned with safety for my children riding bikes around these streets.

Cheers,
Erica Cordier
718 Linden Ave. Wilmette

917-238-4319

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Northwestern University's Ryan Field/Concert Proposal -- Request for Zoning Variations

1 message

fred gareis <famgar1@ameritech.net> Wed, Aug 16, 2023 at 4:54 PM
To: "zoning@cityofevanston.org" <zoning@cityofevanston.org>

On numerous occasions, Northwestern University (NU) event patrons, parking illegally, have blocked access to the driveway to our house: sometimes partially but several times completely. The proposed zoning amendment to allow many additional concerts and other events at the NU site will only increase such problems. When NU renovated its baseball stadium several years ago, the University appeared to be quite diligent in responding to the calls by surrounding neighborhoods that it strive to minimize adverse impact on those neighborhoods. That diligence and concern seems to be sadly lacking in NU's current proposals.

Given that NU is now proposing a far more ambitious and extensive Football/Concert Project, we are both shocked and troubled that NU has apparently failed to exercise due and proper diligence to adequately study/address the impact those zoning amendments could represent to the surrounding neighborhoods. The proposal to use a new football stadium as a major concert venue would impact surrounding neighborhoods (which includes our Wilmette home) in many additional ways. There would be substantial increases in congestion, traffic, pollution and parking problems. It important to note that the surrounding neighborhoods include, in close proximity, many homes, a major Hospital/Trauma Center, an Evanston Fire Station, several schools and parks, etc. Major concerts could also pose unique sound mitigation problems which weren't adequately addressed in a NU sponsored sound study. Also, it seems the plans call for directing that sound towards neighborhoods north and west of the new stadium could also directly impact our home.

Therefore, while we support the plan for NU to build a new football stadium, we do not support its request for the proposed zoning variations.

We submit this as concerned and affected Wilmette homeowners. Also, I (Ferdinand) also happen to be an alumnus of NU.

Thank you for your attention to this matter.

Ferdinand & Christina Gareis
321 Maple Ave
Wilmette, IL

City of Evanston™

Meagan Jones <mmjones@cityofevanston.org>

Northwestern's Proposal

1 message

Ginny JOHNSON <virginia.johnson@comcast.net> Sun, Aug 20, 2023 at 3:59 PM
To: "zoning@cityofevanston.org" <zoning@cityofevanston.org>

Hello Zoning Board:

I know this is late, but I will keep it short. Simply put, please vote NO to Norhwestern's proposal to turn our college town into an entertainment center (and oh yes, they will play football there occasionally). It is clear to me and many others that Northwestern's sheep costume hides its true nature which is to turn NU away from an education center (tax free) to an entertainment center, also tax free (right?). I am not totally adjacent to the center, but close enough (near Central St) to feel the pain of football games. I can only imagine the horror of concerts and other entertainment at a place advertised as a university if I lived even closer. If NU does this, the tax free status should be changed immediately and all of NU be taxed at the same rate reserved for lake-front residences. Please be strong and just say NO!

Please don't try to pull the wool over my eyes citing all the jobs created. What king of jobs?? Minimum wage, of course.

Yours truly,

Virginia D. Johnson
3038 Thayer Street
Evanston, IL 60201

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Public Comment on NU Proposal for Ryan Field

2 messages

Steve Hagerty <steve.hagerty@hagertyconsulting.com> Wed, Aug 16, 2023 at 6:12 PM
To: "mmjones@cityevanston.org" <mmjones@cityevanston.org>, "zoning@cityofevanston.org" <zoning@cityofevanston.org>

Dear Ms. Jones,

My name is Steve Hagerty, and I am a 7th Ward resident of 21 years, downtown Evanston business owner, and former Mayor of the City of Evanston. I am writing today to encourage you and the Land Use Committee to approve the zoning text amendment and special use request proposed by Northwestern University for the Ryan Field Stadium.

One of the standards that the Commission will consider in its review of Northwestern's application is whether the project will have any public benefits for the neighborhood and City. I write today to share briefly about the public benefits I foresee it having, not just for the seventh ward, but all of Evanston.

Aside from bringing some much-needed fun to our community, the new Ryan Field – and the proposed ten concerts – will bring with them $11 million in permit-related fees, $5 million in tax revenue by 2031, and $35 million in new economic impact annually.

Moreover, even before it opens for our community to enjoy, construction of the new Field will generate $659 million in economic impact within the City of Evanston and create almost 3,000 new jobs, including a job training pipeline. As someone who focused on workforce development opportunities for young adults during my tenure as Mayor, I know first-hand the value of a program like this for Evanston's young adults. For many young adults, college is not a route they will take and it's critical that we help these young people learn and practice a trade and create a meaningful career path forward. We have that opportunity with the new Ryan Field.

Additionally, Northwestern has committed to at least 35% of subcontract spending going to local, minority- and women-owned businesses. These businesses exist across Evanston, not just in the seventh ward, and they will get access to opportunities that will help grow their businesses. And the relationships they create with Norwestern and Turner-Walsh may lead to future opportunities.

The new stadium will bring people into our community, helping stimulate local businesses and support their employees. It will be the single largest investment ever made in Evanston – at no cost to us as taxpayers. With the threat of a recession – and the business community in Evanston still recovering from the impact of the pandemic -- these benefits, at no cost to Evanstonians, cannot be understated.

Given the above, please consider approving Northwestern's applications for both its zoning text amendment and special use request. Based on my review, this project appears to meet the standards of approval that the Land Use Committee must adhere to.

Thank you for your time and consideration.

Sincerely,

Stephen H. Hagerty
6 Milburn Park
Evanston, IL 60201

Steve Hagerty <steve.hagerty@hagertyconsulting.com> Wed, Aug 16, 2023 at 6:12 PM
To: "mmjones@cityofevanston.org" <mmjones@cityofevanston.org>

[Quoted text hidden]

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Northwestern Zoning Request

1 message

John Steffan <johnsteffan49@gmail.com> Wed, Aug 16, 2023 at 3:52 PM
To: zoning@cityofevanston.org

Dear Land Use Commissioners:

I am concerned that concerts at the Ryan Field location would adversely impact my access to medical treatment.

If I have a stroke, the delays in medical treatment could cause permanent damage.

I respectfully request that you deny any zoning changes that could delay access to medical treatment.

John Steffan
1500 Sheridan Rd 4B
Wilmette, IL 60091

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Stadium

1 message

'Julie Winsberg' via Zoning <Zoning@cityofevanston.org> Thu, Aug 17, 2023 at 12:52 PM
Reply-To: Julie Winsberg <jbwinsberg@icloud.com>
To: zoning@cityofevanston.org

Hi Zoning

Hope you are doing well and we aren't driving you crazy.

I've been mostly in the middle about the stadium. I think it would be great to rehab or build a new facility - but not happy about the concerts, especially.

Some of my concerns:

1. **noise** - I can hear the football games - so can't imagine what a rock concert would be

2. **traffic and street parking** - When there is a game - I tell my friends not to come over because it's a mess. Now it would be many more days/nights of this. Maybe residents will have permits, but what about visitors not going to the concerts?

3. **Central Street traffic** - It's difficult to cross the street now - it will be impossible during events.

4. **airplane advertising** - I sure hope you won't allow those noisy and dangerous planes (or helicopers) to circle over and over for hours. Wish you would ban them for games, as well.

5. **fireworks and pyrotechnics** - will these be allowed at concerts? It's horrible enough around the 4th of July - to have more would be intolerable.

6. **environmental impact**

The above are just a few of my concerns.

Of course I would love to see jobs for people and Evanston to flourish but it really seems there could be a better way. And I would love to see a nice, accessible stadium.

Maybe just some smaller markets or events that would bring families. Just not the night concerts. It's just not right for so many reasons.

I lived about 5 blocks from Wrigley Field before moving to Evanston. We had to live our lives around the games. It's one of the reasons I moved here - to get away from that.

I don't mind a little inconvenience for the games and maybe a few events - but not what seems to be planned. You and I both know they will push the limits and go bigger. A variance for this. A variance for that.

It just seems like there is a better solution. Putting the money into all kinds of job training for Evanstonians. Putting the money into schools. Cleaning up the environment.

Thank you for listening. Hope it makes a difference. I've lived here for 30 years - and this really makes me think about moving.

Have a lovely day.

Julie

Julie Winsberg
1901 Grant Street
Rear Coach House

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City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Northwestern proposal for new event center/stadium

1 message

Kathleen Lifton <kathleenlifton@gmail.com> Thu, Aug 17, 2023 at 5:19 PM
To: zoning@cityofevanston.org

The current Northwestern proposal for mega outdoor concerts and events will cause major noise pollution according to current reports from the audio consultant. The noise level is estimated to be almost twice that of Evanston and Wilmette noise ordinances.

Northwestern changed the design from having the stage face south after Evanston residents expressed concern about noise. They changed the design to face north so the noise from the concerts will go north, into a Wilmette residential area.

If Evanston approves the Northwestern proposal, the design needs to return to the original of having the stage face south. It is unethical for Evanston to cause such noise pollution for Wilmette without Wilmette having any vote in the matter.

I trust the Evanston Land Use Commission to do the right thing for both Evanston and Wilmette and vote no for the Northwestern proposal for the new event center/stadium.

Kathy LIfton
336 Gregory Ave
Wilmette

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

NO TO NU change of Ryan Field

1 message

Linda Stremmel <lindastremmel@gmail.com> Wed, Aug 16, 2023 at 10:46 PM
To: zoning@cityofevanston.org

I have lived in East Wilmette for more than 30 years and lived through the Rose Bowl college football run.
The streets surrounding me were impassable
on game days due to people parked illegally and sometimes almost blocking alley access.
Also, streets were congested with drivers and walkers as football fans flooded the area. So safely driving through the neighborhood was a challenge and very worrisome. This continues for hours before and after the games.
Please leave our neighborhood
non -commercial. We already put up with multiple sporting events almost all year round.
Linda Stremmel
57 Crescent Pl,
Wilmette, IL 60091

--
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City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Do Not Approve Norhtwestern's Request for a Zoning Code Amendment

1 message

Lisa Oberman <ober1185@comcast.net> Wed, Aug 16, 2023 at 3:12 PM
To: zoning@cityofevanston.org

Please deny Northwestern University's request for a "text amendment" to the zoning code to allow uses currently prohibited in the stadium zoning district, including in particular:

— up to ten (10) days of 35,000-person open-air concerts
— 60 days of open-air festivals, concerts, and events for crowds of up to 7,500, and
— unlimited indoor concerts, "cultural events," etc. of up to 10,000 attendees

The impact of building a new structure on the surrounding neighborhoods in both Evanston and Wilmette will be devastating.

Lisa Oberman
3535 Hillside Road
Evanston, IL. 60201

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Rezoning the Stadium - terrible idea

Michael Hauser <hauserarch@gmail.com> Tue, Aug 22, 2023 at 1:34 PM
To: Meagan Jones <mmjones@cityofevanston.org>

Dear Members of the Evanston LUC,

On January 15 of this year, while walking across Green Bay Road on the south side of Central Street, I was struck by a westbound vehicle turning south onto Green Bay Road. There was no slow down or swerving on the driver's part. He just drove his car *through* me. I was lucky to have gone over (not under) the hood, and then the roof of the vehicle , but I was knocked out cold, face down in the middle of that intersection before being taken to the hospital. When I was struck, I was in the crosswalk and crossing with the walk sign. It was 2:30 in the afternoon on a beautiful, sunny Sunday. There was no game, no graduation, no ice or snow, and temperatures were quite pleasant. The driver said that he did not see me.

I've lived two blocks away from this intersection for twenty years, and while I have heard many stories of accidents, and always known it was a dangerous intersection, I have also always believed that the crosswalk and the walk sign were enough to keep me and my kids safe. Tragically, this is not true. I believe the driver - that he could not see me. Because I, too, have been the driver at that intersection for two decades, and I know that the pre-war, cast iron bridge, with its rickety columns dropping into the middle of the street, can be distracting and visually limiting.

My accident has made me much more cognizant of how unprepared Evanston is for the growth and stresses that we would see if concerts were allowed at the stadium. Currently, we are just squeaking by on Central Street, Ridge, Lincoln, and Green Bay Road during NU football game days or during shift changes at the hospital. And these are repeat visitors that know the area well. But there really is no back up plan if things get more extreme. Our roads are narrow, slow and charmingly pedestrian and bike friendly, lined with trees and benches. Our side streets are often one-way, or have parking on both sides and can accommodate only one car at a time. It's cartoonishly inefficient, and does not take much to grind the entire area to a halt, frustrating everyone, or reminding us all to simply take things a little slower. And unfortunately, in some sort of sick, deferred maintenance payment, we sacrifice the bodies - and sometimes lives - of our pedestrians in order to find out when we reach the physical limits of our infrastructure. I am now convinced that we are there.

NU's Zoning change proposal is so entirely oblivious to Evanston's scale and infrastructure issues, that it's almost as if the proposal was written by people who are not even from here, on behalf of people who do not live here. It's almost as if Northwestern is pulling in people from Florida to design a mega concert experience that caters to the luxury box set. And it's almost as if those who propose this ludicrous change are unaware that Evanston Zoning exists to protect all of its citizens, explicitly stating:

> 6-1-2. – PURPOSE AND INTENT.
>
> (A) Promoting the public health, safety, comfort, morals, convenience, general welfare, and the objectives and policies of the comprehensive general plan, as adopted and amended, from time to time, by the City Council;
> (B) Securing adequate light, pure air, and safety from fire and other dangers;
> (C) Conserving and enhancing the taxable value of land and buildings throughout the City;
> (D) Dividing the entire City into districts and restricting and regulating therein the location, construction, reconstruction, alteration, and use of buildings, structures, and land, whether for residential, university, business, industrial, or other specified uses;
> (E) Minimizing or lessening congestion in the public streets
> (F) Preventing the overcrowding of land by regulating and limiting the height and bulk of buildings hereafter erected, as said buildings relate to land area;(G)Establishing, regulating, and limiting the building or setback lines on or along streets, alleys, and property lines

Members of the LUC, I'm not sure how it could be possible for the LUC to side with the proposed change, but too much is at stake here, and I'll ask anyway: Please do not lower the standards of Evanston. Please protect the Zoning that has created this amazing place. Please do not sacrifice my neighborhood to the egomaniacal vanity projects of Winnetka billionaires. Even one concert will open the door, and by now, we all know how NU operates.

Thank you,
Mike Hauser (ETHS '89)
Architect
1715 Chancellor Street

Evanston, USA
Mike Hauser
hauserarch.com

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

comments to inform Land use commissiion

1 message

Nancy Sreenan <nsreenan@ameritech.net> Wed, Aug 16, 2023 at 7:48 PM
To: "zoning@cityofevanston.org" <zoning@cityofevanston.org>

In mid Sept. 2021, I was scheduled for a surgery. On the preceding weekend, I had pre-surgery tests to complete, namely a pulmonary function test (PFT) and a blood test at Evanston North Shore Hospital. It was a game day so I got caught in traffic eastbound from my house to the hospital on Central. I had the appointment for the PFT on Saturday afternoon and I assumed I could get the blood test in the afternoon in NorthShore's outpatient lab.

The latter turned out to not possible because after I had the PFT, I discovered the Outpatient lab had closed at noon or 1 pm. I didn't know what to do but it turned out that I had very little time to get the blood test in Skokie—I knew it was still a game day so taking Central westbound was out. My drive to Skokie was made circuitous by game day traffic. I had to go out of my way, taking a very non-direct route to the hospital in Skokie—I had to go south on ridge and west on Golf to avoid the game day traffic. I almost didn't make it to Skokie before they closed at 3 :00 pm. The game day was a huge inconvenience to the medical tests I needed because of all the traffic it created all afternoon, just when I needed to use Central or Lincoln.

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Land Use Commission

1 message

'Nathan Freeborn' via Zoning <Zoning@cityofevanston.org> Wed, Aug 16, 2023 at 4:54 PM
Reply-To: Nathan Freeborn <nathan.freeborn@redfin.com>
To: zoning@cityofevanston.org

To Whom it May Concern:
I am strongly opposed to the new stadium at NU. In my experience, the influx of traffic for football games has created significant safety issues with attendees speeding through side streets they are unfamiliar with. I think the situation will only become exacerbated by concertgoers traversing the same streets at night.

There also is the whole separate issue of NU not paying their fair share of property tax but wanting to be granted the same property rights as those paying market tax rates in the private sector. Something doesn't add up there to me.

Best regards,

NATHAN FREEBORN | **REDFIN** | PRINCIPAL AGENT CRS MBA
nathan.freeborn@redfin.com | Mobile: 773-590-3430 | License: 842524

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Meagan Jones <mmjones@cityofevanston.org>

Zoning amendment to the land-use, Ryan Field

1 message

Pat Federico <patsyfed35@gmail.com> Wed, Aug 16, 2023 at 4:46 PM
To: zoning@cityofevanston.org

I strongly urge you to reconsider the amendment to the land-use at Ryan Field.
I live in Wilmette, but I live very close to Isabella which borders on the field. I use the central Street corridor quite often and I am concerned with the amount of traffic that the concerts will generate. Even now any extra traffic on the street causes traffic congestion and it is the main source to Evanston Hospital and emergencies. difficult also for fire trucks to navigate.
I am also quite concerned with the noise level particularly since I have been told, the stadium will be set to expose the noise to the north directly aimed at Wilmette. And building an extra band shell.
There is also a parking problem to consider. On the days there are football games there is absolutely no parking available anywhere in our neighborhood. This only occurs a few times a year so it's not too much of a problem. However, concerts and events would be more often.. causing almost a continual parking problem.
So I'm asking you to please reconsider and do not pass the land-use amendment. There's plenty of room for a stadium which is fine along with the other structures that are already there.
However, Northwestern might consider moving the stadium closer to the school so the students could actually walk to the football games.
Thank you,
Pat Federico
400 8th Street
Wilmette, Illinois

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Fwd: Comments on NU proposal sent to commission

1 message

robertdold <robertdold@comcast.net> Wed, Aug 16, 2023 at 4:18 PM
To: zoning@cityofevanston.org

Begin forwarded message:

From: robertdold <robertdold@comcast.net>
Date: August 16, 2023 at 4:08:01 PM CDT
To: dbiss@cityofevanston.org
Subject: Comments on NU proposal sent to commission

I am adamantly opposed to NU's proposals other than for a replacement football stadium in and of itself. The proposals for concerts, festival, cultural events, etc. are not at all compatible with the residential neighborhood the stadium is situated in and the traffic patterns in the area. The massive crowds, increased sound, increased traffic, increased hours of operation are unsuitable, to say the least. Trying to move around the neighborhood is already difficult, and nearly impossible on the already existing game-day schedule

Those who prosper financially, such as NU itself and others who plan to make money from the proposals do not represent ordinary citizens in either Evanston or neighboring communities. They do not represent "the people," only the powerful. We pay a lot of real estate taxes to live in Evanston. We deserve to be heard and deserve to live in a residential neighborhood. Zoning laws are intended to protect our environment. They must not be warped to serve money interests. JUST SAY NO! Do not negotiate a watered down compromise. Let NU put concerts et al on their campus if they're so important to their so-called "academic interests!" JUST SAY NO! Me

Sent from my iPhone

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

Ryan Field

1 message

'trtfmnlwr@aol.com' via Zoning <Zoning@cityofevanston.org> Wed, Aug 16, 2023 at 11:23 PM
Reply-To: "trtfmnlwr@aol.com" <trtfmnlwr@aol.com>
To: "zoning@cityofevanston.org" <zoning@cityofevanston.org>

Please vote against any changes to Ryan Field. NU is asking too much. This is a residential neighborhood not conducive to holding events for multiple thousands of people.
Thank you,
Robert Handelsman
2643 Central Park
Evanston, IL 60201
trtfmnlwr@aol.com
847-302-8535

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

LUC 8-23-2023 Hearing

5 messages

Michael Vasilko <mike@vasilko.co> Fri, Aug 18, 2023 at 3:34 PM
To: Meagan Jones <mmjones@cityofevanston.org>
Cc: "Revelle, Eleanor" <erevelle@cityofevanston.org>, Thomas Suffredin <tsuffredin@cityofevanston.org>, "ckelly@cityofevanston.org" <ckelly@cityofevanston.org>

Good afternoon, Meagan.

I would like this email forwarded to all the LUC Commission Members.

I have the following comments and questions leading up to the LUC meeting next week.

1. I'm confused by the daily distribution of new information from Northwestern and from the City prior to the meeting. I thought the rule was that materials HAD to be submitted no less than 15 days in advance. I looked at the Proposed Projects webpage on Monday and there was nothing new. I looked at it again on Wednesday and saw a list of *"Revised and Additional (9) Documents – 8-14-2023".* Monday was 10 days prior to the meeting, but I don't think that information was posted until Tuesday or Wednesday (8 to 9 days prior). News reports have daily statements from Northwestern that revise or claim to change what has been submitted officially. Today I saw the "Letter" from NU's president (posted only on the NU website) making significant changes to the submitted documents; but not official until recorded with the city and not official until previously submitted forms and documents are changed. It's confusing to the public, and I image, confusing to commissioners. **What's the rule for making non-stop changes just days before a scheduled hearing?**

   It's inappropriate at best for the NU president to convey the inkling of millions of dollars being given in some restricted way to Evanston, just days prior to the LUC meeting. A blatant buying of influence and votes. **Will these unofficial promises be made official, guaranteed, and included in the packet?**

2. In the DLA Piper August 11th Response to July 31,2023 Staff Review Letter, Page 6 Item 9 states: ***"RESPONSE: Enclosed is a draft letter of intent that outlines the items that will be included in the future MOU"*** I cannot find that draft letter in the posted documents. **Please circulate the draft MOU.**

3. **Who is officially considered "the LUC Secretary"?** The webpage does not say. The Secretary has specific duties according to the LUC Rules and Procedures. You are identified as the Staff Contact, but are you also the official LUC Secretary?

Article V – Filing and Scheduling Procedures, Section 1 – Complete Application: *"The Secretary of the Commission shall determine application completeness.."* **The daily volley of new and amended information suggests that the applications are NOT complete**.

4. Article VI – Meetings and Public Hearings, Section 3 - Recusal: *"No member of the Commission who has a financial interest in the property of the affairs of the petitioner or affected owner, or who believes he/she/they have some other direct conflict of interest, shall participate in any discussions, questioning, or voting as a commissioner*

in the matter involving such property or person." **Have Commissioners been asked to sign an affidavit to this affect?**

5. Article IV – General Application Requirements, Section 1: *"Any case heard by the Commission shall have an official applicant listed on the application submission…" and "A certificate of disclosure of ownership interests of entities seeking recommendation or approval on real estate matters shall be filed with any application on property not held in sole ownership by the applicant."*

    a. The zoning analysis application indicates Darrel Nielsen HNTB Corporation as the applicant.
    b. The planned development application indicates Luke Figora Northwestern University as the applicant.
    c. The text amendment application indicates Luke Figora Northwestern University as the applicant.

    The Planned Development and Text Amendment constitute a Real Estate matter. Has "*A certificate of disclosure of ownership interests of entities..(been) filed with (these) application on property not held in sole ownership by the applicant."* The applicants are not sole owners. NU is a not-for-profit and tax-exempt Corporation. **A certificate of disclosure of ownership interests of entities must be provided.**

6. Article VI – Meetings and Public Hearings, Section 5 – Testimony & Presentation of Evidence. The allotment of 3 minutes per person for public testimony and public comment should not be reduced.

7. In the DLA Piper August 11th Response to July 31,2023 Staff Review Letter, Page 3 Item 2C states:

    "RESPONSE: A permanent sheet pile wall will be installed around the perimeter of the below grade building footprint. This sheet pile wall will act as a groundwater cutoff. Per the responses below, this system will not impact the groundwater of the surrounding neighborhood areas and will have no impact to the existing vegetation."

    Driving Sheet Piling into the ground is a construction practice not (normally) allowed near adjacent buildings; in this case many residential buildings that will be affected by the vibration and constant pounding into the earth. Have all existing building owners within 1,000 feet of the construction been advised to photograph their building walls inside and outside? The constant hammering of sheet piling installation can cause settlement and cracking of walls & ceilings in these existing adjacent buildings. Who will reimburse building owners for damage and repairs? The City of Evanston or Northwestern University?

    The applicant's response states definitively that "..*this system will not impact the groundwater of the surrounding neighborhood areas and will have no impact to the existing vegetation."* The applicant shall provide a written guarantee, and a statement of future guaranteed remediation should this foolproof system, fail.

8. Article VII – Order of Business, Section 6 – Submittal of Evidence & Petitions, Paragraph 2 states min part: *"A petition favoring or opposing a proposal may be submitted. Such a petition shall contain a brief statement of the position of the signatories, their printed names, addresses, signatures, and whether each name listed holds a legal interest within the notice boundary area (when applicable). NO petition will be admitted into evidence unless the submitter certifies that he/she*they collected all signatures on the petition and that each person signing the petition did so in the presence of the person submitting the petition."* **The petition filed on 8-14-2023 does not meet the criteria stated above. The petition filed on 8-14-2023 should be removed from the website and shall not be considered by the LUC Commission.**

Missing information:

A. **Where is the taxpayer funded acoustic study?** Despite it coming from a firm that does not specialize in these kinds of studies.
B. **Where is the taxpayer funded economic impact study?** This was to have been delivered before the LUC Hearing. **Why is it delayed?**
C. Have the LUC Commission Members been made aware that Northwestern University avoided (was not represented at) the last scheduled NU-City Committee Meeting (court decree mandatory attendance)?
D. Have the LUC Commission Members been made aware that Northwestern University conspired with Evanston's Corporation Counsel and secretly attempted to undermine the authority of the NU-City Committee at two court hearings? Fortunately, the court dismissed their case.

Mike Vasilko

2728 Reese Avenue

Evanston, IL 60201

6th Ward

Text & Cell: 312-217-6980

Michael Vasilko <mike@vasilko.co> Fri, Aug 18, 2023 at 3:38 PM
To: "zoning@cityofevanston.org" <zoning@cityofevanston.org>

[Quoted text hidden]

Meagan Jones <mmjones@cityofevanston.org> Fri, Aug 18, 2023 at 4:24 PM
To: Elizabeth Williams <ewilliams@cityofevanston.org>, "Flax, Sarah" <sflax@cityofevanston.org>, Alexandra Ruggie <aruggie@cityofevanston.org>

FYI. I can respond by Monday unless you'd like a response sooner

Meagan Jones
Neighborhood and Land Use Planner
Community Development
Morton Civic Center
City of Evanston

2100 Ridge Ave. | Evanston, IL 60201 | 847-448-8170 | 224-307-8350
mmjones@cityofevanston.org | cityofevanston.org

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---------- Forwarded message ---------
From: **Michael Vasilko** <mike@vasilko.co>
Date: Fri, Aug 18, 2023 at 3:34 PM
Subject: LUC 8-23-2023 Hearing
To: Meagan Jones <mmjones@cityofevanston.org>
[Quoted text hidden]
[Quoted text hidden]

Elizabeth Williams <ewilliams@cityofevanston.org> Fri, Aug 18, 2023 at 4:53 PM
To: Meagan Jones <mmjones@cityofevanston.org>
Cc: "Flax, Sarah" <sflax@cityofevanston.org>, Alexandra Ruggie <aruggie@cityofevanston.org>

Thank you. I am happy to support you on this response.

Liz Williams
Planning Manager
Planning & Zoning Division
Community Development Department
City of Evanston

2100 Ridge Ave | Evanston, IL 60201 | (224) 296-4489
ewilliams@cityofevanston.org | cityofevanston.org

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[Quoted text hidden]

Alexandra Ruggie <aruggie@cityofevanston.org> Mon, Aug 21, 2023 at 10:36 AM
To: Elizabeth Williams <ewilliams@cityofevanston.org>
Cc: Meagan Jones <mmjones@cityofevanston.org>, "Flax, Sarah" <sflax@cityofevanston.org>

I am happy to assist in a response as well.

Alexandra B. Ruggie
Interim Corporation Counsel
Law Department
Morton Civic Center
City of Evanston

2100 Ridge Ave. | Evanston, IL 60201 | 847-448-8154
aruggie@cityofevanston.org | cityofevanston.org

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[Quoted text hidden]

City of Evanston™

Meagan Jones <mmjones@cityofevanston.org>

LUC meeting 9/6

1 message

Raju Ghate <nughate@gmail.com> Tue, Aug 29, 2023 at 6:36 AM
To: zoning@cityofevanston.org, mmjones@cityofevanston.org

To whom it may concern

I submitted my name to speak next week and want to tell you that I fully support the project and live less than 1000 ft away and would like to speak.

Sincerely
Raju S Ghate

Sent from my iPhone
Raju S. Ghate MD
NOI Northshore Orthopedics

City of Evanston

Meagan Jones <mmjones@cityofevanston.org>

LUC meeting 9/6

Raju Ghate <nughate@gmail.com> Tue, Aug 29, 2023 at 11:38 PM
To: zoning@cityofevanston.org, mmjones@cityofevanston.org

I would like this submitted on the record please.

Thank you
Dr Ghate

My name is Dr. Raju Ghate and I live at 2505 Jackson ave., one block from Ryan Field. My family fully supports the new Ryan field for many reasons. For 18 years we have enjoyed the vibrancy of football Saturdays and have hosted countless pre and post game gatherings in our back yard even with some of my neighbors who oppose the new stadium. We love the sense of community we garner on those too few Saturdays and an occasional Friday in our neighborhood. Games bring neighbors out of their houses and people together, but usually just sports fans. We are excited about the possibilities of 6 more events that will bring not just sports fans out. We can't wait to share a drink and a conversation with a different crowd.
That being said perhaps the biggest reason we support this project is opportunities. I am the son of an immigrant father and son in law of a 1st time college graduate in his family. Neither was born on 3rd base that many of the children in our neighborhood are born on today. I am here in Evanston today because of opportunities that my parents had coming to this country; opportunities my father in law parents provided him so he could go to college in Wisconsin 50 years ago and send his son and my wife to Northwestern. They were able to do that because of opportunity, opportunity for a better life, a job that provided educational opportunities to their children which in turn I will provide to mine. But that story only begins with opportunity. That same opportunity for members in our community who were not born on third base lies in front of us with this transformative project. Opportunities for employment, to learn a trade or skill, to open a business in a reinvigorated Evanston. People won't be rich overnight due to this project, but hopefully it will start a few families down the path I was fortunate to walk.
If all I have to do is go to a concert or two, tolerate a little traffic and noise for a measly 6 days, so one of them might have the opportunity to buy a house next door to me some day; I say bring it on!

Sent from my iPhone
Raju S. Ghate MD
NOI Northshore Orthopedics

> On Aug 29, 2023, at 6:36 AM, Raju Ghate <nughate@gmail.com> wrote:
>
> To whom it may concern
> [Quoted text hidden]

City of Evanston™

Meagan Jones <mmjones@cityofevanston.org>

Land Use -Northwestern

1 message

Carol Kelly <carol.h.kelly@gmail.com> Tue, Aug 29, 2023 at 9:16 PM
To: mmjones@cityofevanston.org

I do not want any concerts. Stadium use should be for educational or community purposes.
Thank you.
Carol Kelly

Sent from my iPhone

Concerts at the Proposed Ryan Field Entertainment Venue Will Create Dangerous and Unlawful Noise Pollution

Updated on August 28, 2023

Submitted by Steven J. Harper, Esq.
and the 330 Wilmette residents listed below

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Supporting Materials included with this Submission on August 28, 2023:

- **Arup Acoustics' "Review of WJHW Environmental Assessment Documentation" (August 11, 2023)**
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- **Affidavit of Michael S. Pettersen with Addendum of Embedded Links (August 24, 2023)**
- **Second Affidavit of Michael S. Pettersen (August 9, 2023)**
- **Statement of Mary Anne Wexler (August 25, 2023)**
- **Statement of Carl Hopman (August 10, 2023)**
- **"NU's Proposed Stadium – United Center (North) Without a Roof" (July 13, 2023)**
- **"NU's Proposed Stadium – United Center (North) Without a Roof – Installment #2: Dangerous Noise Pollution: What Is NU Hiding?" (July 17, 2023)**
- **"NU's Proposed Stadium – United Center (North) Without a Roof – Installment #3: "You Call That a Transportation Plan?" (July 24, 2023)**

Executive Summary

Northwestern University's ("NU") seeks an unprecedented and wholesale revision of Evanston's zoning ordinance to create a commercial entertainment complex with open-air concerts at what would become one of the Chicago area's largest performance venues. The resulting dangerous, unlawful, and incurable noise pollution problems alone should cause the Land Use Commission to recommend denial of NU's application. The city of Evanston should then deny it.

On August 17, 2023, NU President Michael Schill issued a "Letter to the Evanston Community: Revised Ryan Field Proposal Based on Feedback," stating that NU had reduced from ten to six its requested number of mega-concerts seating up to 28,500 fans in the proposed stadium. It is no defense for a polluter to say that he will spew dangerous and unlawful emissions into the air less frequently. But Schill also wrote that NU still wanted 60 days of other events that include "musical performances" *outside* the stadium for up to 7,500 fans.[1] Those outdoor performances could generate more noise pollution than their mega-concert counterparts inside the venue.

As this memorandum explains:

1. **Evanston officials undermined the city's zoning process**

2. **NU's sound consultant NU *proved* that concerts at the site will generate dangerous and unlawful noise pollution**

3. **Arup Acoustics' peer review of WJHW's sound study is devastating**

4. **NU mischaracterized and understated the magnitude of its concert proposal**

5. **WJHW underestimated the dangerous and unlawful noise pollution that concerts at the site will generate**

6. **The NU and WJHW submissions were misleading in other respects**

7. **If the city of Evanston approves NU's concert proposal, it will be sanctioning dangerous and unlawful noise pollution**

[1] In his August 17 letter to the Evanston community, Schill also wrote that NU was no longer seeking an unlimited number of what it called "smaller" concerts seating up to 10,000 people "within an enclosed venue." The only *fully-enclosed* venue at the site is Welsh-Ryan Arena, which has a capacity of 7,500. But the next day, NU submitted a revised proposed amendment that *retained* its earlier request for *all* of those "smaller" concerts. (*See* "Proposed Modifications to Original May 2, 2023 Application)

Background

In an attempt to gloss over the dangerous and unlawful noise pollution that concerts at the site of its proposed open-air stadium will generate, NU initially submitted an "Environmental Assessment Review and Summary," dated April 20, 2023, prepared by its consultant, Wrightson, Johnson, Haddon, and Williams ("WJHW Summary").

Seeking to defend the transformation of the current college football stadium into a commercial performance complex competing with Chicago's major concert sites – including the United Center, Allstate Arena, and Tinley Park – the WJHW Summary was a collection of inaccurate assumptions, unsupportable factual assertions, and incorrect conclusions understating the noise pollution that concerts from the proposed venue will generate.

Yet even with its flaws, the WJHW Summary itself proved that the noise pollution resulting from NU's proposed use of the facility would be profound, unlawful, and dangerous to public health.

On the evening of June 27, 2023, NU and its consultants – including Greg Hughes at WJHW and Michael Godoy at CAA Icon – participated in a Town Hall meeting with Evanston City Councilmember Eleanor Revelle and residents. In that meeting, NU's representatives were supposed to address continuing concerns about noise pollution, traffic congestion, parking problems, and other difficulties that the proposed concerts will generate in the community.

The Town Hall produced few meaningful answers, startling admissions, and contradictory assertions from NU's consultants. It raised even more unsettling questions about the quality of the WJHW Summary.

After the June 27 Town Hall, a revised WJHW Summary ("WJHW First Revised Summary") – also dated June 27, 2023 – appeared on the city of Evanston's website for the project. It cured none of the original summary's defects.

On the eve of the deadline for submitting written materials for the August 23 hearing before Evanston's Land Use Commission, NU filed yet another "revised" summary from WJHW, dated August 4 but submitted ten days later ("WJHW Second Revised Summary"), along with a one-page statement from non-acoustic experts defending NU's design that aims noise pollution from the concert stage directly into neighboring Wilmette, which shares a border with Evanston at the north end of NU's site. WJHW's Second Revised Summary cured *none* of the fundamental problems with its earlier summaries.

Shortly thereafter – on August 17 – NU President Schill sent open letters to the Evanston and Northwestern communities, respectively, reducing – but not eliminating – NU's demand for concerts in its proposed performance venue. Schill also announced that NU's billionaire donor, Patrick G. Ryan, would commit $10 million to an Evanston "workforce technology upskilling program" as part of a deal to gain city council approval of Ryan's vanity project.

It doesn't matter how many times WJHW revises its summary, how low NU reduces its demand for concerts, or how much money Pat Ryan offers the city. WJHW, NU, and Ryan cannot change the fundamental laws of physics. Like its predecessors, the latest WJHW revision *proved* that concerts at the site will generate unlawful noise pollution endangering public health.

For that reason alone, NU's proposal cannot even satisfy state and local laws, much less the standards for amending Evanston's zoning ordinance.

Discussion

1. Evanston Officials Undermined the Zoning Process

At every turn, influential players in Evanston city government have placed their thumbs on the scale to support NU's proposal. The resulting due process failure has deprived residents of rights to protect their health, their homes, and the use and quiet enjoyment of their property.

(a) The city joined forces with NU to quash dissent

The city's joint effort with NU to silence residents' public objections to the plan is just the latest example of the improper bias that influential city officials have shown toward NU's plan.

Nineteen years ago, a federal consent decree resolving litigation between NU and the city established a "town-gown" committee of residents and university representatives to discuss the university's planned use of its property on the Evanston campus. Recently, the *city and NU together* asked a federal court to modify that decree and thereby restrict residents' ability to voice objections to the current Ryan Field proposal in those committee meetings.

Denying the joint NU/City of Evanston motion, the judge said, "I have crystal clear contractual language, and you all are asking me to read in this limitation. No one put this in there, no one limited the discussion of the committee…"

In a subsequent email exchange, an Evanston resident asked Mayor Daniel Biss, "Who gave Corporation Counsel Nicholas Cummings instructions to file a motion in court to block the NU Committee and Evanston residents from open discussions regarding Northwestern and Ryan Stadium land? What was the legal basis of this motion?" (*See* Exhibit A to this Submission)

Mayor Biss did not answer either question: "The City was just seeking clarification from the courts since it had become otherwise impossible to resolve disputes about what should go on these committee agendas. The court ruled in favor of an expansive interpretation which should end these disputes in favor of an inclusive discussion going forward."

But the city of Evanston had not sought "clarification" of the consent decree. It had *joined* NU's effort to *silence* residents seeking to discuss their objections to the proposed Ryan Field project in "town-gown" meetings that have occurred for the past 19 years.

(b) Secret negotiations?

Only a day after President Schill's open letters to the Evanston and Northwestern communities, a new filing appeared on the city of Evanston's website for NU's proposed Ryan Field:

"Letter of Intent – Memorandum of Understanding (Ryan Field)"

Marked "Draft," the document described a framework for NU and the city of Evanston to "share" a "commitment…regarding the operation of Ryan Field for events ticketed for at least ten thousand individuals following its redevelopment."

In other words, the draft assumed that the city would approve concerts at the site of its existing stadium. This sentence near the end of the draft suggested that – out of public view – the city and the university were negotiating the price for NU's requested zoning changes:

"[NOTE: *As discussed with City staff*, final public benefits associated with the redevelopment of Ryan Field, including *additional financial contributions by the University, remain under negotiation between the City Council and University and will be finalized prior to submission of the application for City Council review*.] (Emphasis supplied)

Who at NU discussed what with "City staff" – and when? What was "under negotiation between the city council and university" regarding "additional financial contributions?" Who was involved in those negotiations and when? How and when did the city council authorize anyone to conduct such negotiations on behalf of Evanston and its residents?

An Evanston resident posed those questions to officials. (*See* Statement of Mary Anne Wexler, dated August 25, 2023, ("Wexler Statement"), included with this Submission) City Councilmember Clare Kelly responded that she was "not clear on the status of the document or how it came to be" and forwarded the resident's question to City Manager Luke Stowe, City Councilmember Eleanor Revelle, and Mayor Daniel Biss, asking what, if anything, they knew about the subject.

City Manager Stowe responded that the letter was just "boilerplate" that "could become an agreed upon MOU [Memorandum of Understanding] if directed and approved by the city council." The resident then asked Stowe if the city staff had worked with NU on the "boilerplate" and if Evanston staff planned to join NU in presenting the document to the Land Use Committee at its upcoming September 6 hearing. Rather than answer, Stowe passed the hot potato to Planning and Zoning Manager Elizabeth Williams.

Mayor Daniel Biss responded to the resident by saying that "what's been done is not only appropriate but positive and important." Then he dissembled about the value of having a repository of information online and that "[u]nderstanding what an MOU could look like if the

project were to go forward is important for decision-makers at the LUC (and, potentially, eventually the Council)."

The resident responded to Mayor Biss: "I don't want to remove any information.
I want to remove the idea that the City is a participant in Northwestern's proposal."

Quoting directly from the draft letter of intent, which referred to "discussions with City staff" and "negotiations" between the university and the city, her response to Mayor Biss concluded:

"It is not in keeping with your promises to the community to negotiate with Northwestern in secret from us, before the LUC hearing (that Northwestern has cancelled so many times), which we have been promised is an unbiased, uncompromised hearing in which we can participate, and BEFORE the City Council votes. You will be sitting as the tie breaking vote on that Council. You're supposed to be listening, with an open mind, not negotiating."

Did secret negotiations occur between city council members (including Mayor Biss) and NU? And if so, who was involved and when did they begin?

Perhaps the answers to those questions will shed light on why the city dropped the ball after NU submitted its sound consultant's report. That report glossed over an immutable obstacle to NU's application: Dangerous and unlawful noise pollution that concerts at the proposed open-air site will generate.

(c) The city failed to conduct a meaningful peer review of NU's sound study

The city's alliance with NU in federal court, the draft "Letter of Intent," and an Evanston resident's inability to get a direct answer to her questions about whether city officials had been negotiating directly to make a deal with NU are three chapters in an unsettling story. Another is the saga surrounding the noise pollution inherent in NU's plan.

(i) Noise pollution is dangerous

NU's desired concerts will spread dangerous and unlawful noise pollution far beyond NU's property line.

NU seeks six mega-concerts seating 28,500 fans. NU has also requested *60 days of annual outside programming* – including musical performances – with a seating capacity of 7,500, including events from a *newly-revealed planned bandshell*.[2]

[2] As noted above, President Schill's August 17 letter stated that NU was no longer seeking an *unlimited number* of events with a seating capacity of 10,000 to be held "within an enclosed building." The only *fully-enclosed* building at the site – Welsh-Ryan Arena – has a seating capacity of 7,500. But the next day, NU retained *all* of those concerts in its "Proposed Modifications to Original May 2, 2023 Application" submitted to the city.

One block north of the proposed venue, the village of Wilmette's ordinance limits the maximum sound pressure level from a source's property line to 45 dBA ("A"-weighted decibels) after 7:00 p.m. In addition to serving as a numerical proxy for the quality of life in the area, 45 dBA is also a health-driven standard.

"According to the World Health Organization, average road traffic noise **above 53 dB** (decibels) or average aircraft noise exposure **above 45 dB** are associated with adverse health effects." ("Chronic Noise Proves Deadly," *New York Times,* June 9, 2023; emphasis supplied)

Sustained sound pressure levels above that maximum are not mere annoyances:

"The decibel scale is logarithmic, not linear: With every 10 dB increase, the sense of loudness to the ear generally doubles. And that means regular exposure to even a few more decibels of noise above moderate levels can trigger reactions that are harmful to health." ("Chronic Noise Proves Deadly," *New York Times,* June 9, 2023)

The adverse health impact of noise pollution isn't limited to hearing loss. Affected areas of the body include: amygdala (brain), endocrine system, sympathetic nervous system, and arteries. Health consequences include increased risk of cardiovascular disease and fatal heart attack. Years ago, the medical and scientific communities reached universal consensus on the point:

"The potential health effects of noise pollution are numerous, pervasive, persistent, and medically and socially significant. Noise produces direct and cumulative adverse effects that impair health and that degrade residential, social, working, and learning environments with corresponding real (economic) and intangible (well-being) losses. It interferes with sleep, concentration, communication, and recreation." (L. Goines and L. Hagler, "Noise Pollution: A Modern Plague," *Southern Medical Journal,* (Vol. 100, Issue 3) March 2007, https://sma.org/southern-medical-journal/article/noise-pollution-a-modern-plague/))

The authors continue, "The aim of enlightened governmental controls should be to protect citizens from the adverse effects of airborne pollution, including those produced by noise. People have the right to choose the nature of their acoustical environment; it should not be imposed by others."

None of the residents near Ryan Field chose to live close to one of the largest open-air performance venues in the Chicago area. But NU now asks the city of Evanston to force exactly that on all of them.

Here is a sample of the medical and scientific community's consensus view that noise pollution is dangerous:

- "Over the last few decades, noise pollution has grown mainly due to urban expansion and the increasing size of vehicle fleets, which is considered an aggravating factor for public health. Several problems related to human health and cognitive activities are

attributed to noise, such as sleep disturbance, annoyance, cardiovascular diseases, perception, and learning." (citations omitted) (E. de Lima Andrade, D. Collins da Cunha e Silva, E. Augusta de Lima, R. de Oliveira, P. Zannin, and A. Martins, "Environmental noise in hospitals: a systematic review," *Environmental Science and Pollution Research,* (28), 16 (2021) https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7935697/)

- "Beyond effects on the auditory system, noise is associated with an increased incidence of cardiovascular diseases in addition to causing annoyance, disturbed sleep, and impaired cognitive performance." ("Noise pollution: More attention is needed," *The Lancet Regional Health – Europe,* Jan. 24, 2023, https://www.ncbi.nlm.nih.gov/pmc/articles/PMC9832265/)

- "Tens of millions of Americans suffer from a range of adverse health outcomes due to noise exposure, including heart disease and hearing loss." (M. S. Hammer, T. K. Swinburn, and R.L. Neitzel, "Environmental Noise Pollution in the United States: Developing an Effective Public Health Response," *Environmental Health Perspectives,* (122(2)) Feb. 2014, https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3915267/)

Children and fetuses are particularly vulnerable to the adverse health effects of noise pollution:

- "It is likely that children represent a group which is particularly vulnerable to the non-auditory health effects of noise." (S. Stansfeld, "Noise pollution: non-auditory effects on heath," *British Medical Bulletin,* (Vol. 68, Issue 1) December 1, 2003, https://academic.oup.com/bmb/article/68/1/243/421340))

- "Indoor and outdoor environmental noise pollution have been documented as a serious health hazard with increasing adverse effects on fetus, infants, children, adolescents and adults." (A. Gupta, A. Gupta, K. Jain, and S. Gupta, "Noise Pollution and Impact on Children's Health," *Indian Journal of Pediatrics,* (85) Jan. 9, 2018, https://link.springer.com/article/10.1007/s12098-017-2579-7)

As detailed in the pages that follow, NU proposes concerts that will *begin* generating dangerous and unlawful noise pollution with construction activities *days* before the performance. A fleet of semi-tractor-trailers will deliver materials required to load in and set up the stage, lights, loudspeakers, giant video screens, and pyrotechnics. Soundchecks at full performance volume will precede performances that begin at 7:00 p.m. and continue for hours. Immediately thereafter, construction activities will resume with tear down and load out for another two days or more as fleets of semi-tractor-trailers haul the equipment to the next venue. (August 24, 2023 Affidavit of Michael S. Pettersen, Para. 12-35 ("8/24/23 Petterson Aff."), included with this Submission)

Throughout the entire period, construction and performance noise pollution far exceeding 45 dBA-SPL will travel into residential areas blocks away from the venue. As described in Part 2 of this Submission, **WJHW's summaries *proved*** that dangerous noise pollution ***exceeding 70 dBA-***

SPL from concerts will reach residential areas that include parks, churches, children's playgrounds, and schools. Concerts will produce even greater low-frequency dBC-SPL ("C"-weighted decibel-sound pressure levels) from a bass, kick drum, synthesizer, and other instruments that touring bands use.

(ii) NU wants to ignore noise pollution

Despite the clear health dangers, WJHW tried to dismiss noise pollution arising from its proposed use of the stadium. The city has aided NU's effort.

The story began in April 2023 when NU submitted the original WJHW Summary. Based on football-crowd noise, it purported to show a minimal neighborhood impact of noise transmission from concerts in the proposed venue. On its face, the WJHW Summary was riddled with incomplete data, unverified assumptions, questionable analyses, and dubious conclusions. (*See generally,* Arup Acoustics, "Ryan Field Redevelopment at Northwestern University – Review of WJHW Environmental Assessment Documentation," August 11, 2023 ("Arup Report"), included with this Submission; 8/24/23 Pettersen Aff.)

Initially, even the city of Evanston expressed concerns over the credibility of the WJHW Summary:

- Evanston staff recognized the need to hire an independent acoustics expert on performance venues to scrutinize the WJHW Summary. ***Evanston's*** economic development manager contacted Arup Acoustics – one of the world's leading sound consultants – and asked it to submit a proposal to do exactly that.
  On April 28, 2023, he wrote:
  "Northwestern is claiming that the sound/noise that will travel into the surrounding residential areas will be 'no louder' than a football game. This claim seems questionable to some residents and City officials. Given Arup's extensive experience is designing music entertainment venues, particularly venues which are also surrounded by residential areas, the City is looking to Arup for objective, outside advice on the likely impact of sound/noise from the proposed concerts." (Second Affidavit of Michael S. Pettersen ("Second Pettersen Aff."), Para. 5, included with this Submission; emphasis supplied)

His request on Evanston's behalf identified critical issues that – to this day – NU, WJHW, and the city have yet to resolve. Evanston's economic development manager continued:

> "Subjects of importance to the City of Evanston and its residents are:
>
> 1. How to draft an effective noise ordinance or MOU that would address sound/noise from the proposed concerts and from the construction/dismantling of the concert staging.

2. The possible conflicts between artistic expression, audience enjoyment, and being a good neighbor to the residents who live nearby.
3. The **transmission of sound/noise beyond the nearby area** due to wind, cold air layers, refraction, and other weather anomalies.
4. How **sound/noise ordinances can be enforced**, particularly with touring acts who set up, perform, and then leave town.
5. Sound/noise issues arising from vehicles required for **load-in and load-out**.
6. Sound/noise issues from **construction and dismantling of the staging, lighting, video screens, sound systems, and other equipment required by touring acts**.
7. A **lack of peer review for reports submitted by Northwestern** or its agents regarding sound/noise nuisance before, during, and after concert events.
8. Lack of computer-generated simulations to illustrate to City officials and others how the nearby residents could be affected by sound/noise emanating from the proposed entertainment complex.
9. Other areas of concern based on Arup's extensive experience consulting/designing music performance venues situated in residential areas. **What has the City of Evanston overlooked that Arup Acoustics knows are key to decision making**?"

- On May 18, Arup submitted its proposal with a budget of $80,000 – a pittance amounting to one-hundredth of one-percent of NU's $800 million project. For weeks Arup heard nothing from Evanston. (Second Pettersen Aff., Para. 8)

- On June 7, Arup sent a follow-up message and received this response: "We are still working through a decision making process." (Second Pettersen Aff., Para. 10)

- Concerned about the delay**,** an Evanston city councilmember asked Michael S. Pettersen, an Evanston resident who is a 47-year veteran of the professional sound industry, to work with Arup to develop a revised proposal costing less than $25,000 – the threshold above which the city council had to approve the expenditure. (Second Pettersen Aff., Para. 11)

  Pettersen agreed to help. On July 7, Arup submitted a revised proposal for a phased work plan. The Phase 1 budget was less than $25,000. (Second Pettersen Aff., Para. 15)

- Inexplicably, on July 9 – only one month before the then-scheduled August 9 hearing before the Land Use Commission – Evanston's economic development manager abruptly rejected Arup's proposal. He said that the city had retained SAFEbuilt and its subsidiary, Interwest. Evanston officials accepted Interwest's assurance that it had "sound expertise" on its team. (Second Pettersen Aff., Para 16)

- It was a curious move because neither SAFEbuilt nor Interwest had expertise or experience in the highly specialized field of acoustical design of entertainment venues, sound system design, prediction of sound levels in surrounding areas, and other

technical audio fields relating to the concert sound/noise issues of the Ryan Field proposal. (Second Pettersen Aff., Para. 18, 24, 29)

- Nevertheless, the city of Evanston's website for the Ryan Field project added this description of its third-party review of NU's consultant's reports:

  "Staff is using a 3rd party company, Interwest Consulting Group, whose parent company is Safebuilt, to do a **Peer Review** of the traffic study and **environmental assessment review (sound study)** submitted by Northwestern as part of their application documents. Interwest provides engineering and planning services and staff we are working with has experience in those fields and specifically with California Environmental Quality Act (CEQA) and The National Environmental Policy Act (NEPA) which are stricter guidelines that speak to mitigating environmental impacts (to air/water quality, noise, or nature) that a project may create." (Emphasis supplied)

- Meanwhile, Evanston officials repeatedly assured Wilmette Village Manager Michael Braiman that the city had engaged a qualified independent third-party to conduct a peer review of the WJHW First Revised Summary. Mr. Braiman, in turn, reported Evanston's assurances to the Wilmette Village Board and Wilmette residents at public meetings on July 11 (starting at 25:30 of the video; Meeting Minutes, p. 3) and July 25 (starting at 5:10 of the video; Meeting Minutes, p. 2). Relying on Evanston's assurances, Wilmette did not retain an independent third-party expert of its own.

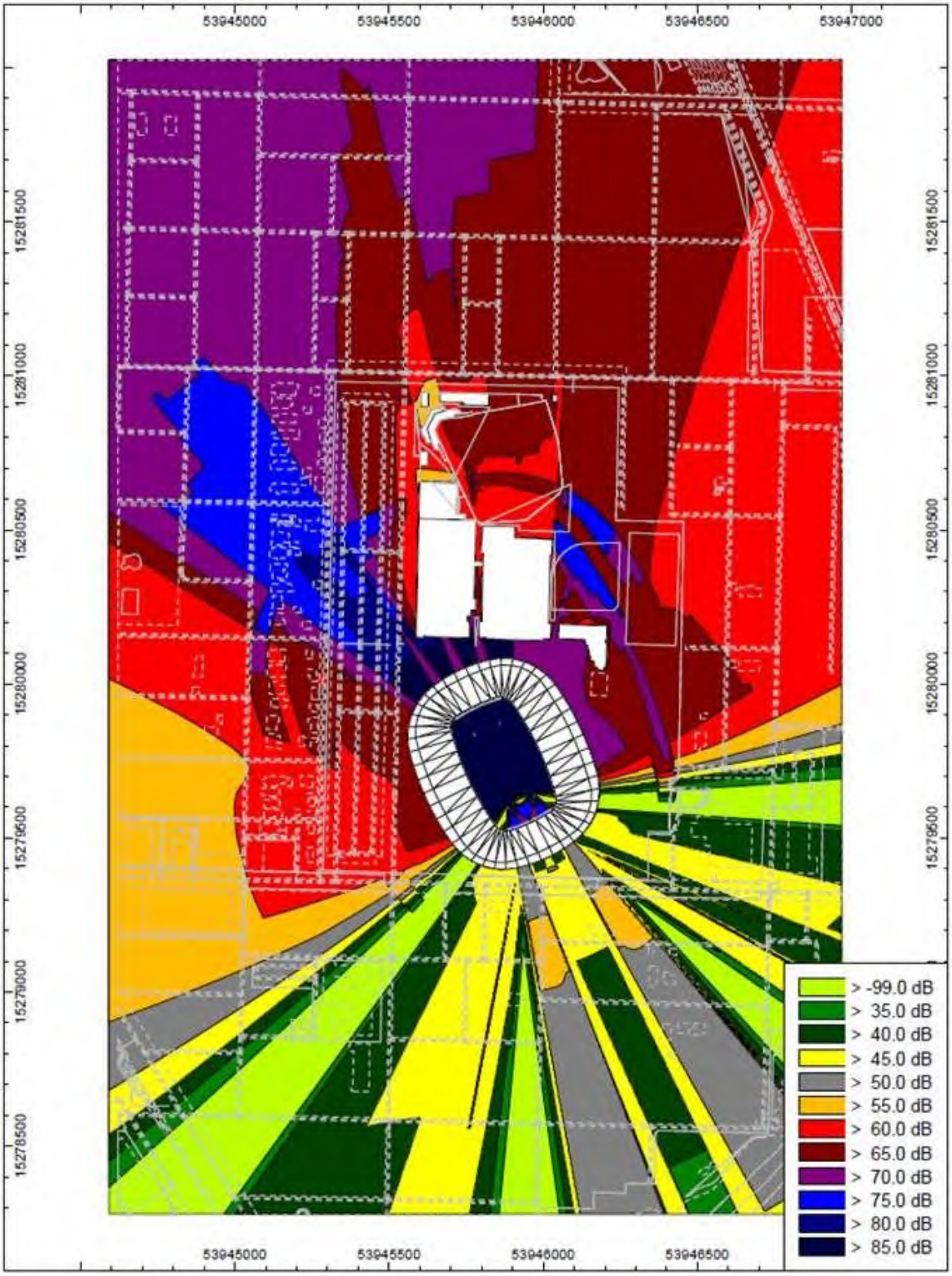
As of the date of this Submission (August 28, 2023), an attachment to the city's July 31, 2023 Staff Review Letter to NU included the only publicly available results of Interwest's supposed "peer review" of the WJHW First Revised Summary. Its one-and-one-half pages consist of: 1) a one-half page list of items from the WJHS First Revised Summary, along with one-line "requests" or "recommendations," 2) a one-half-page list of "Other Recommendations," and 3) a one-half-page list of "Recommended Mitigation Measures."

2. NU's Sound Consultant *Proved* that Concerts at the Site Will Generate Dangerous and Unlawful Noise Pollution

Even with the aid of an anemic "review" from Evanston's third-party reviewer, WJHW's summaries ***proved*** that concerts at the proposed site will generate dangerous and unlawful noise pollution harmful to public health.

Here's WJHW's first map showing sound levels ***exceeding 65 dBA-SPL for blocks beyond NU's property line – including Maple Park in Wilmette (>65 dBA-SPL) and Catherine W. McCulloch Park in Evanston (>70 dBA-SPL:***

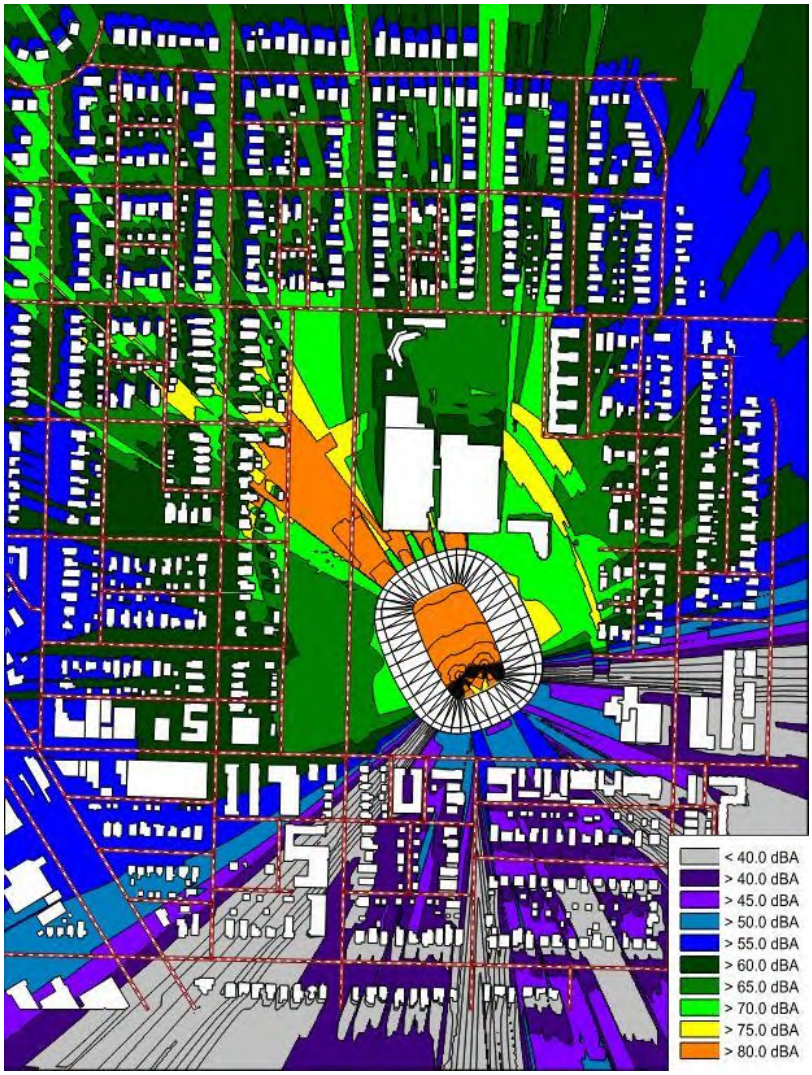
Figure 3: Concert Environmental Assessment Results



A similar map in WJHW's Second Revised Summary used "[a] different false color scale step…which makes it difficult to compare to the previously published results" ("Ryan Field Redevelopment at Northwestern University – Review of Updated WJHW Environmental Assessment Documentation," August 15, 2023, ("Arup Update"), p. 4. Item 23, included with this Submission). WJHW also added an additional block beyond the site showing hundreds of homes that dangerous and unlawful noise pollution would reach. And it *removed* the incriminating ">85.0 dBA" category.

But rescaling the map and eliminating the ">85.0 dBA" label on paper didn't reduce noise pollution in the air. It just masked the magnitude of health harm shown on the mapped simulation. And a new map using different colors to confuse readers cannot alter the underlying laws of physics that dictate the dangerous and unlawful results. Here's the map in the WJHW Second Revised Summary:

Figure 4: Concert Environmental Assessment Results (dBA)



In the final analysis, WJHW's maps demonstrated that concert sounds from the proposed stadium will violate applicable noise pollution laws at homes several blocks away:

Table 1: Comparison of predicted concert sound with surveyed ambient sound at Wilmette locations

Location	Sound Level Measured[1]		Wilmette noise ordinance[2]	Illinois State noise limits[3]	Henderson predicted concert sound level ("with Additional Sound Mitigation" scenario)[4]	Noise codes exceeded? (Y/N)	Ambient sound levels exceeded? (Y/N)
	L_{90}	L_{eq}					
640 Gregory Ave	39 dBA 53 dBC	47 dBA 60 dBC	45 dBA	55 dBA 73 dBC	60-65 dBA 75-80 dBC	Y	Y
624 Isabella Ave	40 dBA 53 dBC	52 dBA 65 dBC	45 dBA	55 dBA 73 dBC	60-65 dBA 75-80 dBC	Y	Y
128 5th St	39 dBA 53 dBC	47 dBA 58 dBC	45 dBA	55 dBA 73 dBC	60-65 dBA 75-80 dBC	Y	Y
6th & Maple	38 dBA 52 dBC	46 dBA 59 dBC	45 dBA	55 dBA 73 dBC	60-65 dBA 75-80 dBC	Y	Y

[1] Sound levels from Arup ambient sound survey of Wilmette receivers conducted on the evening of August 3, 2023 (Survey details in Appendix A). Henderson noise measurement results are not referenced in this table, as they did not measure ambient sound in Wilmette.

[2] Code of Ordinances Wilmette, IL nighttime noise limit applicable during likely concert times (7PM-10PM). .

[3] Illinois Administrative Code. dBA and dBC limits derived from tabulated octave band daytime limits applicable during likely concert times (7PM-10PM). Code limits become 10dB more stringent at nightime (after 10PM).

[4] Henderson's predicted concert noise levels taken from Figures 5 and 6 of WLHW letter dated June 27, 2023. Baseline results in Figure 3 and 4 (without "Additional Sound Mitigation") are 10dBA/10dBC higher at the survey locations.

(Arup Report) Table 1, p. 5))

When Evanston staff asked NU to explain "how the proposed project and associated operations complies with City Code 9-5-20 Noises Prohibited," NU's attorney dissembled, saying, "The design of the new stadium has incorporated many intentional design elements…which *in conjunction with a distributed sound system*, limit the extent of sound leaving the stadium. The University will continue to work with the City of Evanston…." (DLA Piper's August 11, 2023 Response to Evanston Staff Review Letter dated July 31, 2023, p. 11; emphasis supplied)

Stated simply, NU's proposed concerts at the site cannot comply with the Evanston noise ordinance banning any "*loud, unnecessary or unusual noise which annoys a reasonable person*

of ordinary sensibilities, disturbs, injures or endangers the comfort, health, peace or safety of others within the limits of the City."

As described in Parts 3 and 6 below, NU's and WJHW's continued reliance on a "distributed sound system" inside the stadium is misplaced and disingenuous. A distributed house sound system is irrelevant to concert noise because touring bands don't use it.[3]

3. Arup Acoustics' Peer Review of WJHW's Sound Study is Devastating

The noise pollution from concerts at the proposed site will actually be far worse than NU and WJHW would have the Land Use Commission and neighborhood residents believe. As the first LUC hearing and related deadlines for written submissions on NU's proposal approached, Wilmette residents picked up the baton that Evanston had dropped: ***Residents hired Arup themselves.***

In sharp contrast to Interwest's apparent task, Arup performed a site analysis and scrutinized the WJHW First Revised Summary. Tellingly, Arup Acoustics' 28-page report confirmed critical deficiencies in the WJHW First Revised Summary that glossed over extensive noise pollution. After NU's 11th-hour submission of the WJHW Second Revised Summary, Arup updated its analysis with a brief memorandum confirming that the fundamental problems with WJHW's earlier summaries remained. (Arup Update, p. 1)

NU cannot overcome the laws of physics that create the proposed venue's concert noise pollution problems. Nor can NU rely on WJHW's futile attempts to gloss over them. Among Arup's conclusions are:

- WJHW failed to show the full magnitude, geographic scope, or community impact of sound transmission during concerts. (Arup Report, pp. 1, 15):
  "Other than commentary that gameday and concert sound would be audible, there is no other assessment of noise impact provided beyond general ambient sound level comparisons. Impact on the community in terms of annoyance, or other adverse health effects of noise should be considered." (Arup Report, p. 2)

- "The [WJHW] letter does not make clear statements on noise impact to the community." (Arup Report, p. 15)

- "General statements concerning the audibility of concerts and gameday activity sound (that they will be audible) are given. The letter compares limited modeled and measured broadband sound pressure levels without reference to local or regional noise codes, and

[3] Obviously, such a system *inside* the stadium has no relevance to NU's request for up to 60 days of "musical performances" *outside* the stadium.

without interpretation of impact on the community these sound levels may have." (Arup Report, p. 15)

- "The geographical extents of the area studied (measured and modeled) are limited and do not address all neighborhoods that may be impacted." (Arup Report, p. 15)

- "A noise impact assessment has not been provided and is recommended." (Arup Report, p. 15)

- "A key gap in the WJHW documents is the representation of ambient sound levels in the surrounding communities." (Arup Report, p. 3)

- "The non-gameday weekend measurement results in Table 5 [of the WJHW summaries] are a duplicate of gameday measurements results in Table 2." (Arup Report, p. 7)

- WJHW used sound pressure level measurements for football games that are not appropriate for the proposed venue's primary use as a performance venue for concerts. (Arup Report, pp. 2, 3, 10)

- WJHW used an incorrect sound pressure level (dBA-SPL) to claim that sound transmission from the stadium would be no worse than ambient levels. (Arup Report, pp. 2-3)

- The correctly measured ambient sound level for the neighborhood surrounding the proposed venue is 38-40 dBA-SPL. (Arup Report, p. 3, 8-9) But WJHW asserted incorrectly, "The site sound level measurements show the typical weekend ambient sound levels in the area surrounding Ryan Field are between 50-65 dBA-SPL (depending on proximity to the football field)." (WJHW First Revised Summary, p. 8; WJHW Second Revised Summary, p. 13).
  WJHW then used that range as a "reference point" for concerts at the proposed stadium. But even WJHW's new "target" of 65 dBA-SPL (WJHW Second Revised Summary, p. 13) – which the proposed stadium cannot meet – far exceeds safe and lawful levels.

- "The specific nature of concert sound noise compared to typical or existing ambient sound sources in the environment are not addressed." (Arup Report, p. 13)

- "The frequency spectrum of amplified music concerts is significantly different than other ambient sound sources and typically include substantial low-frequency sound energy (125Hz and below) which can be particularly disturbing to the community. Comparisons of predicted music levels with ambient sound should include a more detailed frequency

analysis, at a minimum comparing low-frequency sound levels." (Arup Report, p. 2)

- "The WJHW letters do not reference any local or regional noise codes or ordinances. Noise ordinances exist for Wilmette, Evanston, and the State of Illinois. Furthermore, the WJHW letters do not propose any criteria to quantitively assess noise impact." (Arup Report, p. 4)

- ***Henderson's own modeled simulations*** demonstrated concert sound pressure levels *exceeding* maximum code requirements and ambient sound pressure levels at all Wilmette locations that Arup measured. (Arup Report, Table 1, p. 5)

- "A noise impact study should consider all noise-sensitive uses, including but not limited to, residential, worship, healthcare facilities, education (schools), and outdoor parks and recreation spaces that would potentially be impacted." (Arup Report, p. 14) But WJHW did not consider any of them.

- Attempting to defend the northwest-facing orientation of the concert performance stage that aims noise pollution directly into Wilmette, the WJHW First Revised Summary argued that university structures immediately north of the proposed stadium had a "shielding effect" on concert noise pollution.

  But Arup observed that "building shielding appears to benefit a small percentage of Wilmette residential land area as demonstrated in Henderson's 3D acoustic/electroacoustic modeling output." (Arup Report, p. 13) In fact, as Arup noted, "Buildings also reflect sound and may cause local increases in sound level." (Arup Report, p. 14) The WJHW Second Revised Summary did not cure the problem. (Arup Update, p. 4)

- "There is no description of planned scheduling and timing of sound from concert activities including event setup, soundchecks, the concert event, and teardown." (Arup Report, pp. 2, 14)

- WJHW failed to disclose parameters used in modeling the impact of claimed mitigation measures, many of which are not even included in NU's current design. (Arup Report, p. 10, 12)

- "While WJHW's narrative describes various noise mitigation options in general, details of noise mitigation design included in Henderson's 'Additional Sound Mitigation' scenario are not presented." (Arup Report, p. 12)

- WJHW should have clarified "what each of these [mitigation] design elements can offer individually and collectively." And it should have clarified "which of the listed elements

will be included in the stadium design to clearly illustrate a more quantifiable estimate of outcomes related to noise." (Arup Report, p. 12)

- "There is not sufficient analysis or modeling to demonstrate the gameday sound impact of the new stadium and the outcomes of each individual and/or combination of [mitigation] elements. There is also no description of the proposed 'canopy' with information about the design parameters (*e.g.,* materiality, extent of coverage, etc." (Arup Report, p. 10)

- Arup observed, "In our experience, a distributed sound system is likely not viable for large concert sound reinforcement." (Arup Report, p. 10) But WJHW assumes incorrectly – and NU's attorney parrots the error – that the proposed stadium's distributed house sound system would reduce concert sound transmission. (*See* DLA Piper's August 11, 2023 Response to Evanston Staff Review Letter dated July 31, 2023, p. 11) As described in greater detail in Part 5 below, *touring bands bring their own equipment and don't use a venue's distributed house sound system.*

- "The concert sound mitigation strategies should be developed in more detail and assessed in terms of both feasibility and effectiveness including event management approaches." (Arup Report, p. 15)

As already noted, Table 1 of Arup's Report illustrates that **even using WJHW's "Additional Sound Mitigation" scenario – which includes *aspirational* noise mitigation items that *are not even in NU's current design* – Henderson's predicted sound pressure levels dramatically exceed noise codes and ambient sound levels**. (Arup Report, Table 1, p. 5) Using NU's *current* design for the proposed venue – which does not include those additional mitigation elements – increases those concert noise levels by 10 dBA, which doubles the perceived noise to the human ear. (Arup Report, Table 1, p. 5, fn. 12)

4. NU Mischaracterized and Understated the Magnitude of its Concert Proposal

NU proposes an open-air performance venue with up to 28,500 seated fans and outdoor musical performances with as many as 7,500 people in a residential area that includes homes, schools, parks, children's playgrounds, churches, a fire station, and a major hospital with a Level 1 trauma center. Only incidentally would it also host a handful of college football games. Any and all contemplated zoning changes must be considered in the context of a performance venue, not as a replacement football stadium.

WJHW acknowledged the proximity of the proposed new stadium to long-time residential areas in Evanston and Wilmette – with "residential, hospital, churches and parks" "located within 0.5 miles of the stadium", but then it glossed over the resulting noise pollution that those locations would suffer. (DLA Piper's August 11, 2023 Response to Evanston Staff Review Letter dated July 31, 2023, p. 10; WJHW First Revised Summary, Figs. 3, 4; WJHW Second Revised Summary, Figs.

4, 5). The proposed six full-capacity concerts with 28,500 fans will blanket the area with unlawful noise pollution that endangers public health for blocks.

Chicago weather requires that the six mega-concerts occur during the summer and early fall. That means a full-capacity concert every three weeks – with the actual performances sandwiched between several days of load in/set up/tear down/load out construction activities described below. Every summer, the area will become a continuous construction site – forever.

As explained below, the proposed *outdoor* musical performances concerts with a reduced seating capacity will likely result in more noise pollution than their 28,500-capacity counterparts. But WJHW does not even mention them.[4]

5. WJHW Underestimated the Dangerous and Unlawful Noise Pollution that Concerts at the Site Will Generate

The results of any simulated computer study are only as valuable as the assumptions upon which the study is based. WJHW based its analysis and conclusions "solely on the data" presented to it by another NU consultant, Henderson. "No additional analysis was conducted," WJHW stated. (WJHW First Revised Summary, p. 1; WJHW Second Revised Summary, p. 3)

NU has the burden of satisfying all of the criteria for the zoning changes it seeks. **Despite repeated requests over many months, NU refused to provide Henderson's underlying data, assumptions, and analysis so that independent experts could scrutinize them.**

- Beginning in May, residents pressed NU and WJHW to provide Henderson's data and assumptions.

- **NU repeatedly promised to provide the information, but despite persistent requests on the following dates, NU stonewalled: May 24, May 25, May 30, May 31, June 1, June 2, June 5, June 13, June 15, June 20, June 23, June 27, June 28, June 30, July 5, July 7, July 10, July 12, July 14, July 18, July 20, July 24, July 27, August 3, and August 7.** (*See* Statement of Carl Hopman, dated August 10, 2023, ("Hopman Statement"), included with this Submission)

NU's stonewalling continued when Evanston staff forwarded requests from Wilmette's Village Manager to "expand existing sound map," "provide a full menu of sound mitigations and the impacts of each," and other information. (July 31, 2023 Staff Review letter, Attachment 1, p. 2)

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[4] As noted and contrary to President Schill' August 17 letter to the community, NU's latest proposed amendment (dated August 18, 2023) still seeks an *unlimited* number of concerts with a seating capacity of 10,000 "within an enclosed building" (Updated Text Amendment Language posted 8/18/23) That's 3,000 more seats than the capacity of the only "*fully-enclosed* building" at the site – Welsh-Ryan Arena.

revealed enough about Henderson's data, assumptions and analysis to undermine WJHW's summaries.

In fact, WJHW *proved* repeatedly that the acoustic problems with concerts in the proposed venue are insurmountable. As previously observed, *Table 1 of the Arup Report illustrates the point vividly*. (Arup Report, Table 1, p. 5)

The materials included with this Submission reinforce that conclusion. (*See generally,* Arup Report; 8/24/23 Pettersen Aff.) Information from leading Front-Of-House ("FOH") sound engineers for currently touring bands likewise confirmed that WJHW's critical acoustic assumptions, analysis, and conclusions are simply wrong. As a result, NU and its consultants actually *understated* the dangerous noise pollution that concerts at the proposed venue will generate.

(a) Football crowd noise is not comparable to sound from a rock concert

Henderson collected only two sets of data. One set came from football game-day sound measurements conducted in October 2022 when 32,000 fans watched Wisconsin beat NU 42-7 in a game that was never close. Henderson's only other data set came from a non-game-day weekend in December.

Based on that data, Henderson found that as the game began, noise levels spiked momentarily to almost 85 dBA-SPL (decibels of "A" spectrum – sound pressure levels). A-weighting is appropriate for measuring sound that the human voice creates, such as crowd noise. But it purposefully undervalues low-frequency noise that comes from a touring band's kick drum, bass, synthesizer, and other instruments. (Arup Report, pp. 2, 12)

Ambient noise in the neighborhood surrounding the current stadium is noticeably greater on gamedays. Based on Henderson's data comparing gameday and non-gameday dBA noise levels, WJHW asserted that the proposed venue's dangerous sound pressure levels during concerts will be no worse than everyday sounds in the area, concluding, "[S]tadium sound is not inaudible at the residences, but it does not appear to appreciably add to the typical ambient levels therein." (WJHW First Revised Summary, p. 3) The WJHW Second Revised Summary perpetuated the error, stating, "While this does not indicate that football stadium activities are inaudible, it does show that they do not add appreciably to the typical daytime ambient sound levels in the neighborhoods." (WJHW Second Revised Summary, p. 5)

WJHW was wrong. Based on sound pressure level measurements taken in the neighborhood that WJHW purports to include, ambient non-gameday sound pressure levels are 38-40 dBA-SPL – much lower than WJHW's assertion of 50-65 dBA-SPL. (Arup Report, p. 3; 8/24/23 Pettersen Aff., Para. 10)

Why were WJHW's "ambient" sound pressure levels more than 20 dBA higher? Because it relied on the wrong ones. The Arup Report explains:

"Given the concert music sound would be relatively continuous during each set piece, evaluation of concert sound levels within the Wilmette community would be better gauged by comparing the ambient sound levels using a statistical percentile (e.g., L-90 – the sound levels exceeded for 90% of the measurement interval) rather than the time-averaged L-eq sound level used in the WJHW letters." (Arup Report, p. 3)

Arup went on to observe:

"For neighborhoods with intermittent traffic, measured L-90 percentile levels are a more appropriate representation of the ambient sound conditions perceived by residents. The L-90 levels should also be compared against gameday sound levels when considering noise impact." (Arup Report, p. 10)

WJHW's report included Henderson's L-90 measurements – which are close to Arup's measured ambient range of 38-40 dBA. But WJHW ignored them.

(b) Henderson used unrealistically low and incomplete sound pressure levels in its purported "simulation"

WJHW's assumed sound pressure level for all concerts was no greater than 101 dBA-SPL. But a heavy metal band or a "punchy" rock band performs at sound pressure levels exceeding 100 dBA-SPL at the soundboard. (8/24/23 Pettersen Aff., Para. 28) WJHW's simulation maps therefore understated the magnitude and scope of the noise pollution that those concerts will generate in the proposed venue.

Even WJHW's reference chart in its latest summary showed that a "Hard Rock Band (with electronic amplification)" generated 120 dBA-SPL – above the "Threshold of feeling" and only a few decibels below the "Threshold of Pain." (WJHS Second Revised Summary, p. 16, Appendix A)

Invalid assumptions produce invalid conclusions. Even small errors can have a dramatic impact on the predicted sound of real-world noise to the human ear:

"The decibel scale is logarithmic, not linear: With every 10 dB increase, the sense of loudness to the ear generally doubles. And that means regular exposure to even a few more decibels of noise above moderate levels can trigger reactions that are harmful to health." ("Chronic Noise Proves Deadly," *New York Times,* June 9, 2023)

Compared to WJHW's assumed concert sound pressure level of 101 dBA-SPL, a level of 110 dBA–SPL is twice as loud. And 120 dBA-SPL – comparable to the sound of an ambulance – is twice as loud as 110 dBA-SPL. (WJHW Fist Revised Summary, p. 8; WJHW Second Revised Summary, p. 13) Other examples of sound pressure levels from the proposed venue that will reach residences living several blocks away include:

a. Leaf blower: 80-90 dBA
b. Train whistle 500 feet away: 90 dBA
c. Motorcycle 25 feet away: 90 dBA
d. Subway train: 90-95 dBA
e. Hair dryer: 78-87 dBA
f. Garbage disposal: 80 dBA

Even using WJHW's assumed 101 dBA-SPL, its simulation *proved* that noise pollution resulting in adverse health effects will travel far beyond NU's property line. At the recently renovated Catherine W. McCulloch Park in Evanston and at Wilmette's Maple Park – both of which are three blocks from the stadium with nothing but houses in-between – Henderson's simulation produced over 70 dBA-SPL and 65 dBA-SPL, respectively. According to WJHW, >70 dBA-SPL is a noise level between a vacuum cleaner and a garbage disposal – but it would continue for hours. (WJHW Second Revised Summary, Appendix A)

And although Henderson's simulation also produced dangerously high sound pressure levels to the north, northwest and northeast, the latest simulation maps in the WJHW Second Revised Summary arbitrarily ended only two or three blocks away from the stadium. They did not show the sound pressure levels at North Shore Evanston Hospital, which is 2,000 feet from the proposed venue. But sound pressure levels there would certainly exceed the 35 dBA-SPL that the World Health Organization recommends for intensive care units ("ICU") – with an overnight maximum of 40 dBA-SPL.

As a retired Wilmette physician recently explained, "A 2021 study noted that 'noise affects the well-being of patients, slowing their recovery, reducing the productivity of professionals, and increasing the occurrence of medical errors.'

"This is especially true for acute surgical wards. I can remember in the operating room how hard it was to communicate with the other members of the operating room team when ambient noise rose. Although Northwestern claims that its plan will direct noise from the stadium northward, away from the hospital, amplified bass is not directional and will penetrate patient rooms, waiting rooms, labs and operating rooms.

"With the stadium a mere 2,000 feet away, it defies belief that the hospital will be spared concert noise.

"For the health of the residents of Evanston and surrounding communities, Evanston's City Council and Northwestern should consider the total impact of the Ryan Field proposal. Please, do not jeopardize our health by turning Ryan Field into Soldier Field. Think of the patients."

Tellingly, WJHW has repeatedly confirmed NU's *unwillingness* to impose sound pressure limits required to avoid adverse health impact on the public: "We do not intend the limits set to be at such a low volume that enjoyment of the concert is compromised, **nor to make the venue**

uncompetitive in a competitive market." (WJHW First Revised Summary, p. 9; WJHW Second Revised Summary, p. 14; emphasis supplied)

In other words, reducing the maximum sound pressure level to a lawful level consistent with protecting public health will drive away the very bands and performers that NU seeks to host. That may explain why WJHW ignored altogether dBC-SPL measurements of low-frequency sounds (from a bass, kick drum and synthesizer) and highly impulsive sound pressure levels (from pyrotechnics), while using an unrealistically low dBA-SPL to summarize Henderson's "simulation" in the first place.

(c) WJHW ignored the reality of actual concert operations

The actual experience of leading sound engineers who have a collective 90-years' experience touring (and are still touring) with bands that NU seeks to attract contradicts the incorrect assumptions underlying WJHW's summaries. (8/24/23 Pettersen Aff., Para. 4(e)) The facts set forth below refute NU's representatives' cavalier dismissal of the serious concerns that residents expressed at the June 27, 2023 Town Hall.

(i) NU understated the transportation equipment required for concerts

Concert-related noise pollution begins with the massive vehicles – *semi-tractor trailers 53' in length* – that haul necessary concert equipment to the venue.

Touring acts require a minimum of 10 to 15 semi-tractor trailers, and some acts require many more. Taylor Swift used 50 semi-tractor trailers for her recent concert at Soldier Field. A typical current tour using 17 trucks includes: six trucks for staging (for a 64' by 64' stage used in open air shows), two for lights, three for audio, two for video, one for camera control (outside broadcast van), two for AC power generators (for backstage, lights, video, sound), and one smaller truck for catering. (8/24/23 Pettersen Aff., Para. 12)

(ii) Length of time for load in/set up

Here's a 2½-minute time lapse video that covers the seven-day period required to set up a concert in a Dresden stadium that is comparable in seating capacity to what NU proposes: https://www.youtube.com/watch?v=JgGuRKgvWQ4

For each concert at the proposed Ryan Field stadium, noise will be created for three days or more, starting with load in and set up prior to the concert itself. The minimum time to load in and set up for a concert is 20 hours. Some acts take much longer. The current tour mentioned above (17 semi-tractor trailers) requires a minimum of seven days. Depending on load-in facilities (ease of truck access to the venue; parking trucks outside and forklifts carrying equipment inside), it can take three to five days for stage set up; three days for sound, lights, and video set up; then a general rehearsal on the day of the show. (8/24/23 Pettersen Aff., Para. 14)

WJHW ignored the load in/set up/tear down/load out period, stating only that it "estimates the typical concert to be about 3-4 hours." (WJHW First Revised Summary, p. 6; WJHW Second Revised Summary, p. 9)

In response to residents' specific questions about this subject on June 27, NU's representative Mr. Godoy gave confusing and contradictory answers. He acknowledged that the load in and set up process takes at least 20 hours and that the reverse (tear down/load out) takes almost as much time – 18 hours. But while assuring residents and Councilmember Revelle that the load in/set up/tear down/load out activities would not violate Evanston's ordinances banning construction noise after 6:00 p.m., he also said that both processes are continuous:

"[J]ust to give you some timeline, that typically will occur the day before a show. So, let's assume we have a hypothetical concert on Friday night: concert will take place at 7:00 p.m., those vehicles and that coordination will begin sometime Thursday morning." (June 27 Tr., 28:05)

And he said that after the concert ends, "There is a, there's a vested interest on behalf of the touring show to move on to the next city." (June 27 Tr., 30:04)

And he said that: "As to the level of noise I – I couldn't speak to that, but it will occur immediately after the concert." (June 27 Tr., 34:25)

But he also said, "[T]here wouldn't be an immediate rolling of trucks after the concert into those wee hours of the morning…." (June 27 Tr., 35:18)

And he said: "[T]he industry isn't unfamiliar with ordinances, noise ordinances, and even vehicular traffic ordinances. Those are workarounds…." (June 27 Tr., 36:00)

(iii) Timing, length, and volume of sound checks

Usually sound checks occur on the day of the show and take two to three hours. They are performed at full performance sound pressure levels because their purpose is to simulate the actual performance. (8/24/23 Pettersen Aff., Para. 17)

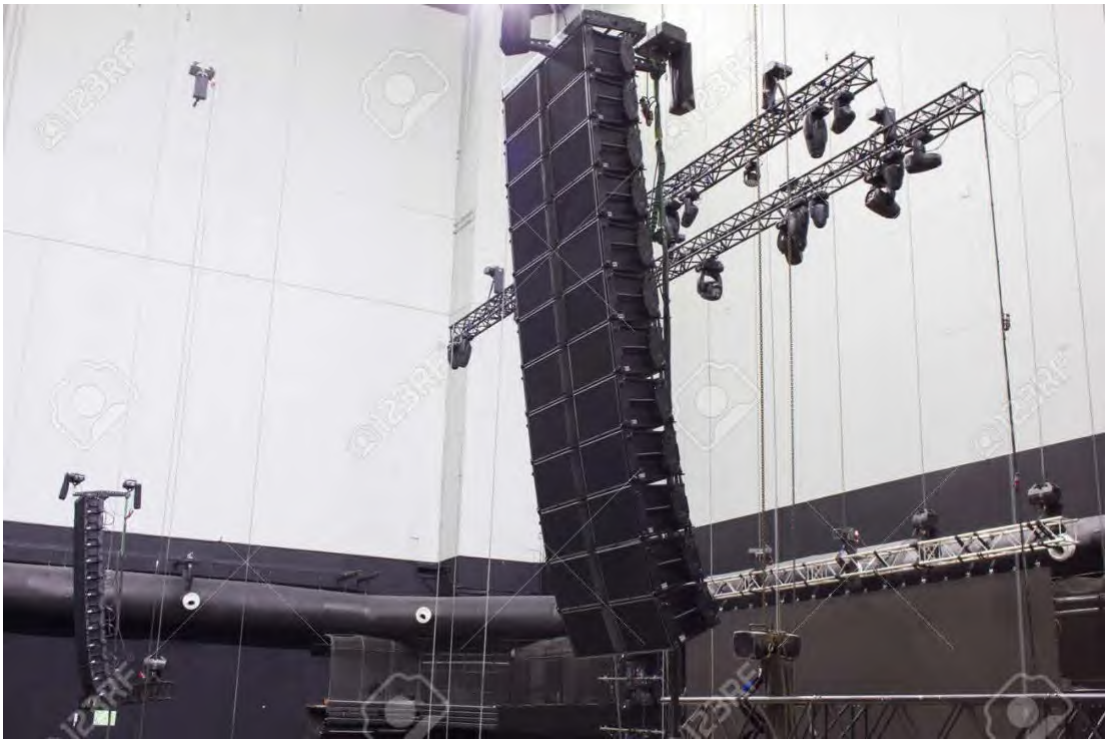
WJHW ignored altogether the noise pollution that sound checks will generate. (WJHW First Revised Summary, p. 6; WJHW Second Revised Summary, p. 9; Arup Report, p. 14)

And in response to residents' questions on June 27, NU's representatives stated incorrectly that such checks take only a few minutes and are not conducted at full performance volume. Mr. Godoy said that a sound check "…occurs four-ish, five o'clock, and 20 – 30 minutes of sound-check, you know, and, and it's not, it's not like a performance level of sound. It is, it is testing different areas within the microphones and whatnot, so it's much, much lower volume, and - and it's different than the performance." (June 27 Tr., 40:14)

(iv) *Loudspeaker Systems*

In addition to six concerts with a 28,500-seating capacity, NU seeks 60 days of *outdoor* events that can include "musical performances."[5] Those "smaller" musical events could produce more noise pollution than their 28,500-capacity counterparts. (8/24/23 Pettersen Aff., Para. 19-27)

At the June 27 town hall session, WJHW's representative stated that the Henderson simulation assumed loudspeakers were a "line array," which most large touring acts use. The WJHW Second Revised Summary confirmed that its simulations of noise pollution from stadium concerts assumed a line array speaker system. It even included a photo (WJHW Second Revised Summary, Fig. 3, p. 7) Here is another photo of a line array suspended over the stage:



A line array is effective at focusing the sound at the audience and minimizing "noise spill" into the surrounding areas. Noise spill is NOT eliminated; it is reduced. Line arrays are expensive and typically only major touring acts can afford to rent/lease/install them. (8/24/23 Pettersen Aff., Para. 24)

[5] As previously noted, NU's latest submission dated August 18, 2023 is inconsistent with President Michael Schill's August 17, 2023 "Letter to the Evanston Community." Schill stated that the university was no longer seeking "an unlimited number of 10,000-person University events at Ryan Field." But NU's August 18, 2023 "Proposed Modifications to Original May 2, 2023 Application" still seeks approval for an unlimited number of events with seating for up to 10,000 people "within an enclosed building." The capacity of the only *fully-enclosed* NU building at the site – Welsh-Ryan Arena – is 7,500.

Smaller acts or local acts often cannot afford line arrays and instead use loudspeaker clusters located to the left and to the right of the stage:



For the smaller/local acts, assuming the WJHW-stated sound levels of 101 dBA-SPL, the noise spill into the surrounding areas when using stage-located loudspeakers could be more intrusive because these types of loudspeakers do not focus sound efficiently. As a result, smaller/local musical acts could generate as much or more concert noise than NU's proposed 28,500-capacity concerts – *especially if they are outdoors*. (8/24/23 Pettersen Aff., Para. 26)

The WJHW Revised and Second Revised Summaies did not mention the non-line array loudspeaker systems that will be used with as many as 60 days of musical performances at the proposed site's outdoor plazas and bandshell. (8/24/23 Pettersen Aff., Para. 26-27)

(v) Non-compliance with local maximum sound pressure level requirements

NU didn't even pretend that concerts will satisfy the noise pollution ordinance of neighboring Wilmette (which limits noise to 45 dBA-SPL after 7:00 p.m.) or the state of Illinois noise limits. (Arup Report, Table 1, p. 5) *As already described, NU's own consultants proved that they can't.* And in response to a direct question from Evanston staff, NU's attorney dissembled. (DLA Piper's August 11, 2023 Response to Evanston Staff Review Letter dated July 31, 2023, p. 11)

But it is unlikely that the FOH engineer can be relied upon to abide by local restrictions on maximum sound pressure levels in any event. (8/24/23 Pettersen Aff., Para. 30)

Moreover, NU cannot be trusted to impose or enforce maximum sound pressure level restrictions, even if the city of Evanston adopts them. WJHW expressly noted NU's resistance to

levels that might make the proposed stadium ("uncompetitive in a competitive market"). (WJHW First Revised Summary, p. 9; WJHW Second Revised Summary, p. 14) But as described in this Submission, protecting the community from dangerous and unlawful noise pollution would require adoption and enforcement of such limits.

(vi) Post-concert tear down/load out

As previously noted, usually the dismantling and load out of sound, lights, video, pyrotechnics, and other concert equipment begins immediately after the performance ends. The process is continuous throughout the night and into the next day because the goal is to get the equipment to the next venue as soon as possible. Depending on local logistical conditions, tear down and load out can take two to three days or more. The noise that tear down and load out generate is similar to that created when loading in and setting up. (8/24/23 Pettersen Aff., Para. 34)

In response to questions from Councilmember Revelle and Evanston residents on June 27, NU's representative Mr. Godoy gave conflicting answers on this subject. He said that the tear down/load out process was continuous, while also asserting incorrectly that dismantling and downloading the equipment would *not* begin on the evening following the concert, would take little time, and would create no serious noise pollution or traffic disruptions.

None of WJHW's summaries addressed this issue at all. (Arup Report, p. 14)

(vii) The need for additional power generation

Depending on the particular concert and the venue's capabilities, extra AC generators powered by diesel fuel and mounted on flatbed trucks are usually needed. Lighting, sound system equipment and giant video screens are power hungry. (8/24/23 Pettersen Aff., Para. 36)

None of WJHW's summaries addressed this issue. At the June 27 Town Hall, NU's representative Mr. Godoy brushed it aside, saying, "But the trends are that you just know, never know, and so, there are instances where could genset or a portable generator is brought… So, oftentimes we see generators that have some sound attenuation or some – some buffer – buffering of sound within there, within that unit, and they are available." (June 27 Tr., 39:10)

(viii) Pyrotechnics

Pyrotechnics/fireworks are common in outdoor concerts. It is impossible to effectively contain their light and sound within an outdoor venue. (8/24/23 Pettersen Aff., Para. 38)

In response to residents' questions on June 27, Mr. Godoy stated incorrectly that light, sound and even fireworks could somehow be confined to the proposed stadium: "There, there are shows, there are theatrical elements to the concert's presentation, but – but typically it's within, within the – the stadium proper." (June 27 Tr., 36:43)

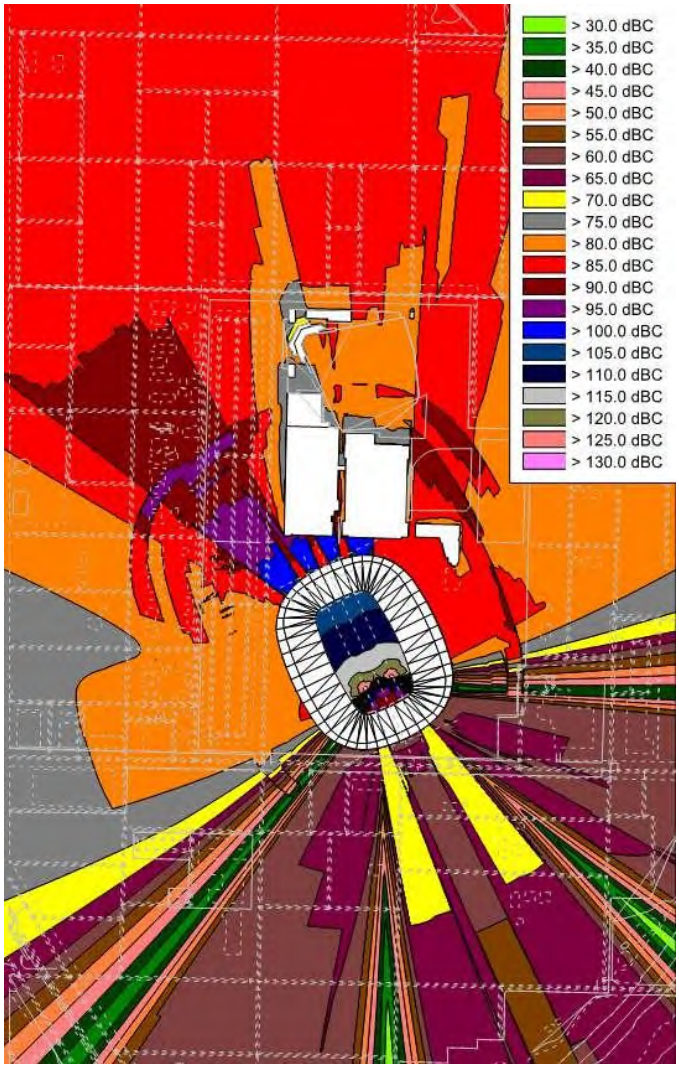
(ix) dBA v. dBC sound pressure levels

Controlling the low frequency noise spill to the surroundings is difficult. For example, at 500' from the stage front, high frequencies (measured as dBA-SPL) would be considerably softer, but low frequencies (measured as dBC-SPL) would still present sound pressure levels similar to those inside the venue.

At the June 27, 2023 Town Hall, NU's representative Mr. Godoy admitted that the initial WJHW Summary did not even include dBC-SPL measurements, analysis, or conclusions. (June 27 Tr., 1:08:40) The WJHW First Revised Summary then included a map that revealed startling dBC-SPL levels, but WJHW dismissed those levels as irrelevant. (WJHW First Revised Summary, p. 4)

Far from irrelevant, the dBC-SPL map was stunning. Once released, it revealed why the initial WJHW Summary did not include those predicted sound pressure levels in the first place:

Figure 4: Concert Environmental Assessment Results (dBC)



(d) Henderson used a model, not a real-life experiment

In addition to assumed and incorrect inputs that understated the resulting simulation of noise pollution from the proposed venue, Henderson's model was rife with uncertainty. A recent paper published in *Acoustics Today* explains the implications:

"In acoustics, as in many fields, complex phenomena are often described with representations or models. Unfortunately, all models are inherently imperfect representations of the real world. Often, the models are highly idealized.

"Because models, whether computational or analytical, have inherent errors due to simplifications, laboratory and field experiments remain essential for validating models and understanding acoustical phenomena.

"Computational models are as ubiquitous in acoustics as they are in other areas of physics. Yet trust in these models relies on systematic and rigorous assessment, which is often challenging in itself. Neglecting uncertainty can lead to misinterpretation of model results, particularly when comparing against [real-life] experiments." (S. L. Martinelli, D. K. Wilson, A. S. Wixom, and C. L. Pettit, "Uncertainty in Acoustical Modeling," *Acoustics Today*, Summer 2023, Volume 19, Issue 2 (Acoustical Society of America) pp. 28-35)

NU's unprecedented request for wholesale zoning changes to allow open-air concerts cries out for a "real-life" experiment. It would allow all area residents and the city of Evanston's decisionmakers to hear what awaits them if they approve concerts in the new venue. If NU believed that such an experiment would help to overcome widespread community opposition to its proposal, it would have commissioned such a demonstration long ago. The cost would barely amount to a rounding error on the $800 million project.

Even WJHW admitted, ***"It may be difficult to determine appropriate interior sound limit at this time without understanding exactly how concert sound escapes the stadium in real events."*** (WJHW First Revised Summary, p. 9; WJHW Second Revised Summary, p. 14; emphasis supplied) Stated differently, WJHW suggested that real-life experimentation occur *after* the stadium is built and inflicts irreversible damage on the neighborhood. Obviously, that's too late.

But merely conducting such an experiment would almost certainly have galvanized opposition to the concerts that NU seeks to host. For example, the Fall Out Boy concert at Wrigley Field on June 21, 2023, illustrates the danger of ignoring weather conditions when it comes to sound transmission. Residents more than two miles away could hear that concert – loudly and clearly.

6. The NU and WJHW Submissions Were Misleading in Other Respects

- WJHW sought to assure the Land Use Commission, the city council, and residents that the proposed stadium includes design elements that reduce noise pollution from

concerts. Repeatedly, WJHW invoked "a distributed house sound system." (WJHW First Revised Summary, p. 3; WJHW Second Revised Summary, p. 5) As already described, such a system can be effective in minimizing the spread of a public announcer's voice into neighboring areas, as is heard during a football game. **But a distributed house sound system is solely for voice announcements within the venue. It does not reduce crowd noise. It does not reduce concert noise. *It is not used for music performances*.** (Arup Report p. 10; 8/24/23 Pettersen Aff., Para. 55)

NU's representative Mr. Godoy told Councilmember Revelle and Evanston residents that "the stadium is being designed so that it can be self-sufficient," creating the impression that the distributed house sound system would minimize noise pollution from concerts. (June 27 Tr., 39:10) ***But touring bands bring their own sound system equipment, and they use it***. They do not use a venue's distributed house sound system. Even NU's other consultants acknowledged that such bands travel with a fleet of semi-tractor-trailers (typically 53' in total length) carrying that equipment. (8/24/23 Pettersen Aff., Para. 56)

- Likewise, providing a canopy above the seating area – with an opening to the sky (WJHW First Revised Summary, p. 4; WJHW Second Revised Summary, p. 6) – might protect seated fans from rain, but it will not provide appreciable concert noise reduction in the surrounding neighborhoods. Because WJHW did not disclose sufficient information about the basis for its modeling, it is not possible to assess the actual sonic impact of the proposed canopy. (Arup Report, p. 10; 8/24/23 Pettersen Aff., Para. 58)

- Finally, on the issue of "vertical barriers," the WJHW First and Second Revised Summaries were confusing. The WJHW First Revised Summary mentioned "vertical barriers around open concourse or others areas" as ***potential*** mitigation features, but stated that the were ***not*** part of the current NU design. (WJHW First Revised Summary, p. 6). The WJHW Second Revised Summary contained identical language (WJHW Second Revised Summary, p. 10), but it also stated that "vertical barriers ***are included*** in the proposed stadium design." (WJHW Second Revised Summary, p. 6; emphasis supplied). At this point, it is not clear what vertical barriers are now included in the design or what quantifiable impact, if any, they would have in reducing noise pollution from concerts in the stadium. (Arup Report, pp. 10, 12; 8/24/23 Pettersen Aff., Para. 60)

- In fact, WJHW offered little assurance that any of the stadium's new design elements will have a significant impact on *concert* noise levels in the surrounding residential areas: "We would ***expect*** that these design features, combined with lower capacity, will ultimately result in less sound exposure to the residential properties surrounding the area compared to the current experience." (WJHW First Revised Summary, p. 4; WJHW Second Revised Summary, p. 6; emphasis supplied) (*See* Arup Report, p. 11-12) But the "current experience" at Ryan Field does not include concerts.

  In fact, Henderson's own simulation maps *proved* that – even with all of its aspirational "mitigations" that are ***not in the current design*** – concerts at the venue will generate

dangerous and unlawful noise pollution for blocks. (Arup Report, p. 5, fn. 12; WJHW First Revised Summary, Figs. 5, 6; WJHW Second Revised, Figs. 6, 7)

- Disingenuously suggesting that concerts from the proposed project were somehow comparable to neighborhood events, WJHW stated, "Our understanding is that there are already outdoor concerts occurring in Evanston in the same neighborhood, with no sound restrictions…" (WJHW First Revised Summary, p. 9; WJHW Second Revised Summary, p. 13) Anyone familiar with Evanston's local outdoor summer concerts knows that what NU seeks to build – United Center (North) without a roof – bears no resemblance to those local events.

- Likewise making a misleading comparison with Ravinia, WJHW continued, "[A]nd other local venues like Ravinia have managed to find a way to balance the sound generated by concerts with the benefits they derive." (WJHW First Revised Summary, p. 9; WJHW Second Revised Summary, p. 13)) **But when an act performs at Ravinia, it must use Ravinia's stage and sound system. It operates on the 36-acre Ravinia Park; its seating capacity is only 3,500 in the pavilion with room for another 10,000 on the lawn.** (8/24/23 Pettersen Aff., Para. 69)

  In contrast, NU has none of Ravinia's time-tested noise controls or other unique geographic qualities. Instead NU proposes to put its entertainment venue in the middle of a residential area that includes churches, schools, children's playgrounds, parks, a hospital with a Level I trauma center, and a fire station that serves the northern half of Evanston. NU's venue concert capacity of 28,500 would make it larger than the United Center (23,500), Allstate Arena (18,500), and Tinley Park (28,000). (8/24/23 Pettersen Aff., Para. 70)

- NU proposes a zoning amendment that would purport to end concert events by 10:15 p.m. ("NU Zoning Ordinance Text Amendment Application," p. 4). But it offers no viable enforcement mechanism. During her summer 2023 tour, Taylor Swift has blown past local curfews. In Santa Clara, CA, her three-hour show ended closer to midnight than the city's 11:00 p.m. deadline. The fine for fireworks each night was $1,000. As of this writing, officials are still determining Swift's concert fines, but previous curfew violations resulted in fines from $750 to $2,100. Clearly, they are not a deterrent. And she is not alone among curfew scofflaws who pay the fine because they can afford it. (8/24/23 Pettersen Aff., Paras. 32, 65)

- WJHW also listed "some additional steps we [WJHW] think Northwestern could take to be cognizant of sound impacts and be a good partner with the residential community." (WJHW First Revised Summary, p. 9; WJHW Second Revised Summary, p. 13) Apart from being speculative, the three steps that WJHW identified are not likely to be effective in reducing concert noise in any event:

a. First, WJHW's suggestion that NU "limit concert sound levels" acknowledged that NU is unlikely to reduce those levels sufficiently to make a difference: "We do not intend the limits set to be at such a low volume that enjoyment of the concert is compromised, nor to make the venue uncompetitive in a competitive market." (WJHW Revised Summary, p. 9; WJHW Second Revised Summary, p. 14; emphasis supplied; 8/24/23 Pettersen Aff., Para. 62)

b. Moreover, WJHW admitted, "It may be difficult to determine appropriate interior [within the venue] sound limit at this time without understanding exactly how concert sound escapes the stadium in real events." (WJHW First Revised Summary, p. 9; WJHW Second Revised Summary, p. 14; 8/24/23 Pettersen Aff., Para. 63) Again, WJHW proposes trial-and-error experimentation *after NU builds the new stadium.*

c. Second, installing "sound monitoring devices in and/or around the stadium" is only as effective as the enforcement mechanism that accompanies them. (WJHW First Revised Summary, p. 9; WJHW Second Revised Summary, p. 14) At best, it is an after-the-fact remedial measure. (8/24/23 Pettersen Aff., Para. 64) Again, its value is dubious. (*See* Arup Report, p. 2)

d. Third, WJHW's suggestion to "limit concert times and days" noted only that it "is often necessary to shut down concerts slightly earlier to reduce the potential of sleep interference in the community." (WJHW First Revised Summary, p. 9; WJHW Second Revised Summary, p. 14)

   What does "slightly earlier" mean? Apart from its ambiguity, this speculative idea did not take into account the continuing noise from tear down and load out activities. (*See* Arup Report, p. 2) Moreover, it did not account for the reality noted above: Some artists and venues prefer to keep performing and "pay the fine." Such a retroactive enforcement mechanism is ineffective to prevent dangerous noise pollution. Also, the fines allowed by law are small (under $1,000) and will have no economic impact on NU or the touring act production companies. (Pettersen Aff., Para. 32, 65)

Ultimately, WJHW offered little assurance that any of the stadium's new design elements – or the speculative, aspirational ones that were not even included in the current design – will have an impact sufficient to reduce concert noise levels in the surrounding residential areas to lawful levels that will not endanger human health: "We would expect that these design features, combined with lower capacity, will ultimately result in less sound exposure to the residential properties surrounding the area compared to the current experience." (WJHW First Revised Summary, p. 4, WJHW Second Revised Summary, p. 6; emphasis supplied) (But see Arup Report, p 2; 8/24/23 Pettersen Aff., Para. 66)

- In fact, Henderson's alternative simulation including all "Additional Sound Mitigation" produced maps ***proved*** that dangerous and unlawful noise pollution would extend for blocks beyond NU's property line. (Arup Report, p. 5, fn.12; WJHW First Revised Summary, Figs. 5, 6; WJHW Second Revised Summary, Figs. 6, 7)

7. <u>If it Approves NU's Concert-Venue Proposal, the City of Evanston Will Be Sanctioning Dangerous and Unlawful Noise Pollution</u>

Concerts at NU's proposed venue will endanger public health and create a public and private nuisance in violation of the Illinois Constitution, established common law, and applicable statutes. Under Evanston's standards for a zoning amendment, that alone renders NU's plan inconsistent "with the goals, objectives, and policies of the Comprehensive General Plan" and incompatible "with the overall character of existing development in the immediate vicinity."

Likewise, any planned development that created dangerous and unlawful noise pollution could not possibly qualify as a "special use" or be "in keeping with purposes and policies of the adopted comprehensive general plan." And there is no doubt that the proposed concert venue will "cause a negative cumulative effect… on the immediate neighborhood" and have a "*substantial adverse impact on the use, enjoyment*, *or property values* of adjoining properties" (emphasis supplied). A venue that generates dangerous and unlawful noise pollution cannot "align with current and future climate and sustainability goals of the City."

Nor does NU's proposed concert venue comply "with *all other applicable regulations* of the district in which it is located *or other applicable ordinances…."* The Arup Report outlines many of the state, village of Wilmette, and city of Evanston noise pollution regulations, statutes and ordinances that concerts in the proposed venue violate. (Arup Report, pp. 18-20).

Evanston's ordinance states:

"It shall be unlawful for any person within the City to make, continue, or permit any *loud, unnecessary or unusual noise which annoys a reasonable person of ordinary sensibilities, disturbs, injures or endangers the comfort, health, peace* or safety of others within the limits of the City. Noise in violation of this Section is a public nuisance." (Evanston Ord. 9-5-20).

In fact, the ordinance specifically prohibits "excessive noise in the vicinity of any school, institution of learning, *church*, court or *hospital*, while the same is in use, which *unreasonably interferes with the workings of such institution, or which disturbs or unduly annoys patients in the hospital*,…" (Ord. 9-5-20 (H))

St. Athanasius Church is less than 1,000 feet from the proposed stadium. North Shore Evanston Hospital with its Level 1 trauma center is less than 2,000 feet away.

Other Illinois statutory and regulatory provisions include:

- "Declaration of necessity and purpose - Liberal construction. (a) The General Assembly finds: (i) that environmental damage seriously endangers the public health and welfare; (ii) that such environmental damage results from air, water, and other resource pollution and from public water supply, solid waste disposal, ***noise***, surface mining and other environmental problems;…." (20 ILCS 3515/2 Sec. 2; emphasis supplied)

- "No person shall emit beyond the boundaries of his property any noise that *unreasonably interferes with the enjoyment of life* or with any lawful business or activity, so as to violate any regulation or standard adopted by the Board under this Act." (415 ILCS 5/24; emphasis supplied)

- *"Noise pollution*: the emission of sound that unreasonably interferes with the enjoyment of life or with any lawful business or activity." (Illinois Pollution Control Board Sec. 900.101; emphasis supplied)

- "*No person shall cause or allow the emission of sound beyond the boundaries of his property*, as property is defined in Section 25 of the Illinois Environmental Protection Act, *so as to cause noise pollution* in Illinois, or so as to violate any provision of this Chapter." (Illinois Pollution Control Board Reg. Sec. 900.102; emphasis supplied)

- Wilmette's ordinance limits permissible sound levels to a maximum of 45 dBA-SPL after 7:00 p.m. (and 50 dBA-SPL between 7:00 a.m. and 7:00 p.m.). (Wilmette Code of Ordinances, Appendix A, Art. 30-13, Sec. 30-13)

And ***the Illinois Constitution provides:***

"SECTION 1. PUBLIC POLICY - LEGISLATIVE RESPONSIBILITY

The public policy of the State and the duty of each person is to provide and maintain a healthful environment for the benefit of this and future generations. The General Assembly shall provide by law for the implementation and enforcement of this public policy.

"SECTION 2. RIGHTS OF INDIVIDUALS
Each person has the right to a healthful environment. Each person may enforce this right against any party, governmental or private, through appropriate legal proceedings subject to reasonable limitation and regulation as the General Assembly may provide by law." (Illinois Constitution, Art. XI, "Environment)

Conclusion

NU has submitted acoustic studies ***proving*** that concerts at its proposed site will emit dangerous and unlawful noise pollution far beyond NU's property line. NU did not provide the

city of Evanston with any basis for approving its request to transform Ryan Field into United Center (North) without a roof – but with 5,000 more fans – or allow dozens of musical performances *outside* the stadium.

August 28, 2023

Respectfully submitted,

Steven J. Harper, Esq.

And the 330 Wilmette residents listed below:

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Michael Yoshida
Robert Garrick
James Garrick
Nancy Schuetz
Jill Olson
Matt Walker
Charlotte Walker
Barbara Vazquez
Dave Lundy
Jen Jobrack
Diane Mues
Elmore Christenson
Megan Hermeling
Paul Nowicki
Susanne Nowicki
Rick Levy
Bev Levy
Deborah Thiersch
Arthur Thiersch
Emily Thiersch
Elizabeth Deady
Patrick Deady
Alan George
Lonnie Givens
Deena Givens
Janet Dykstra
Larry Dykstra
James D Chiarelli
Anne Cassady Chiarelli
James A (JAC) Chiarelli
Calli Chiarelli
Doris Lefley
Robert Lefley
Joshua Lefley
Andrea Smeeton
Jack Smeeton
Deb Morrin

Tracy Pintchman
William French
Molly French
Noah French
Catherine Brockett
Phil Linturn
Karin Peterson
Chetan Ghai
Therese Heyek
Erwin Heyek
Charmain Later
Stephen Later
Kim Endrizzi
Mike Endrizzi
Nancy Baker
Joab Oberlander
Tina Oberlander
Megan Hugo
Dan Hugo
Marie Le Bihan
Franck Le Bihan
Carole F. Kagan
Elena F. Kagan
Jane Kenamore
Lisa Laske
Jeff Laske
Mike Miller
Tom Merkle
Anne M. Audy
Toni Lenzi
E.J. Lenzi
Dan Leon
Marlene Leon
Darlene Boehnel
Judith Goodie
Dorian Riggen
Nancy Green
Ross Green
Louella Levey
Mark Levey
Amanda Myers
Ben Svarczkopf
Claire Pensyl
Robert Kirsch
Noel Kirsch
Maureen Kennedy
John Crawford
Megan Crawford
Judy Shaw
Carl Hopman
Bruce Davidson
Laurie Davidson
Michael Silbert

Teresa Silbert
Kathy Harper
Nathan Freeborn
Rebecca Freeborn
James Harkins
Laura Harkins
Sarah Holcomb
Kathy Lifton
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Meghann Kohli
Gina Zuercher Butterfield
Norm Ryan
Sam Ciulla
Ellen Dawson Van
Kathleen Elliott
Michael Elliott
Neal Shapiro
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Lisa Filar
Celeste Soden
Bill Soden
Christiane Bezerra
Dennis Eng
Colleen Caughlin
Emmett Sullivan
Teri Sullivan
Ellie Sullivan
Lia Sullivan

Michael Wolter
Elisa Wolter
Ferdinand Gareis
Christina Gareis
Richard Jones
Marie Jones
Tani Strain
Linda Stremmel
Adam Berkson
Mariam Berkson
Roger Andrew de Freitas
Brenda Perkins
Charles Perkins
John Regnier
Kate Regnier
Mary J. Abroe
John Scotellaro
Patricia Scotellaro
Kathleen O'Laughlin
Joseph Zuercher
Eric Christman
Kerry Leonard
Diane Leonard
Virginia M. Noyes
Leslie Picard
Peter Picard
Gabrielle Picard
Olivia Picard
Alice Foote
Jenna Griffin
Phil Griffin
Monica Russel y Rodriguez
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Deborah Frumkin
Larry Helseth
Laura M. Pearlman
Cindy Fey
Vanessa Heftman
Larry Heftman
Marcia Sullivan
Steve Jansen
Julia Cormier
Richard Ford
Emily Bewley
Stewart Bewley
Michelle Vile
Brian Vile
Bradley Birge
Leslie Weyhrich
Bryan Cheverud

Beth Cheverud
Rebecca Cain
Nathaniel Cain
Alla Rusz
Jeffrey Dalebroux
Valerie Dalebroux
Tricia Gutekanst
Melissa Nelson
Phillip Adams
Carmen Wilcox
Beth Turk
Charles Turk
Kyle Rudd
Elizabeth Clark
Nick Jones
Dana Jones
Debbie Shepherd
Steve Shepherd
Jeremiah Miller
Julia Miller
Wendy Mayer
Erik Mayer
Walter Kawula
Holly Kawula
Kara Kawula
Sara Kawula
Sue Behrendt
Margie Sundlof
John Sundlof
Alec Miz
Eleanor Miz
Ruth Hinkelman
Nancy Childress
Jim Schummer
Brigid McGivern
Nikki Yarnell
Celeste Kostyniuk
David Ray
Patti Ray
Ray Koenig
Lori Lichtman-Sander
Paul Sander
John Notch
Josephine Branco
Timi Egan
Cathy Davoren
Buzz Davoren
Josephine Harrison
Annie Najarian
Elizabeth Cole
Lisa Esayian
Greg Burns
Anne McGivern

Art McGivern
Gloria Koenig
Jane Donaldson
Anelli Clarke
George Clarke
Blair Kamin
Barbara Mahany
Steve McElroy
Julie Adrianopoli
Byrd Rhyne-Fisher
Ian Fisher
Maria DiLorenzo
Brett Vassallo
Carol Ellman
John Vassallo
Paul Turnbull
Megan Leahy
Natalia Espinosa
Michael Branchick
Barry Menary
Daria Menary
Cecelia Mitchell Daspit
Richard W. Daspit Jr.
Christine Graham
Kevin Close
Katherine Sliwinski
Peter Sliwinski
Hanna Kahn
Michael Elliott
Mary Eriksson
Richard Gaber
Patricia Gaber
Carolyn Martinez
Amy Roy
Arijit Roy
Max Miller
Laura Southard
Arianne Braithwaite Lehn
Polly McClellan
Rich McClellan
Ian McClellan
Owen McClellan
Patricia Federico
Lisa Oldson
Heiko Dorenwendt
Beth Feeley
Kevin Feeley
Judy Klein
Lindsay Salsbery
Kent Salsbery
Gigi Keighley
John Keighley
Lihui Zhou

Kristina Hendricks
Gene Kocian
Olivia Laske
Patricia Rivera
Robert Otto
Sarah Null
Jaskaran Gill
Sarah Bale
Austin Bale
Jane George
Frank Candioto
Rochelle Candioto
Donna Proskine
Mark Proskine
Elissa Morgante
Michele Sherman
Kate Compernolle
Paul Compernolle
Lonnie Givens
Conor Daly
Caroline Burns
Coleen Reedy
Brian Davoren
Elissa Morgante
Fred Wilson
Mark McCormick

EXHIBIT A

E-mail exchange between Michael Pettersen and Mayor Daniel Biss

On Mon, Jul 31, 2023 at 2:20 PM Pettersen, Michael <petterm@shure.com> wrote:
Dear Mayor Biss

Who gave Corporation Counsel Nicholas Cummings instructions to file a motion in court to block the NU Committee and Evanston residents from open discussions regarding Northwestern and Ryan Stadium land? What was the legal basis of this motion?

As an Evanston resident of decades, I feel the City of Evanston is being dishonest with residents. It is apparent NU is not telling the truth. Now, it appears City officials are following the same path.

Expecting a reply,
Michael Pettersen
2737 Garrison Avenue
Evanston

From: Daniel Biss <dbiss@cityofevanston.org>
Sent: Friday, August 4, 2023 10:53 AM
To: Pettersen, Michael <petterm@shure.com>
Subject: [EXT] Re: Motion filed by Mr. Cummings on behalf of the City of Evanston

---

Thanks for writing; sorry for the delay, I was out of town, which meant it took me a bit of time to get caught up on this back-and-forth upon my return. The City was just seeking clarification from the courts since it had become otherwise impossible to resolve disputes about what should go on these committee agendas. The court ruled in favor of an expansive interpretation which should end these disputes in favor of an inclusive discussion going forward.

Best,
Daniel

ARUP

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Chicago, IL 60601
USA

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arup.com

By email
August 11, 2023

Steven Harper, Esq.
640 Gregory Avenue
Wilmette, IL 60091
harperste@gmail.com

Our ref 296698-00
File ref L01

Dear Steven

Ryan Field Redevelopment at Northwestern University

Review of WJHW Environmental Assessment Documentation

As requested, Arup has conducted an acoustic review of the WJHW Environmental Assessment documentation for the Ryan Field redevelopment project that is publicly available on the City of Evanston's website. The enclosed memorandum provides comments on the information presented within their documentation and results of ambient noise measurements in neighboring residential communities of Wilmette and Evanston conducted by Arup.

Please let me know if you have any questions regarding our summary and findings.

Best



Ryan Biziorek
Associate Principal | Acoustics, Audiovisual

Enc M01 - Review of WJHW Environmental Assessment
cc Geoffrey Sparks, Todd Brooks (Arup)

ARUP

Memorandum

To	Steven Harper, Esq.
Date	August 11, 2023
Copies	
Reference number	296698-00
From	Ryan Biziorek
File reference	M01
Subject	Ryan Field Redevelopment at Northwestern University – Review of WJHW Environmental Assessment Documentation

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1. Executive Summary

Arup was requested by Mr. Steven Harper, Esq. to undertake a review of the Wrightson, Johnson, Haddon & Williams, Inc. (WJHW) reports related to the Northwestern University Ryan Field project. Our review included the following documents which are publicly available at the City of Evanston's website under Community Development Proposed Planned Developments:

- "Northwestern University Ryan Field / Environmental Assessment Review and Summary" (two revisions dated April 20 and June 27, 2023).

This memo provides comments and questions on the documents provided to Arup for our review. No additional analysis of the information presented in the WJHW reports was conducted.

1.1 Summary of content provided in WJHW documents

- The WJHW letters provide results and commentary on ambient sound surveys conducted by Henderson during both gameday and non-gameday weekends from Fall of 2022.
- The WJHW letters present results from a 3D acoustic / electroacoustic model of concert sound propagation analyzed by Henderson Engineers to the nearest surrounding areas of Evanston and Wilmette.
- The WJHW letters include general discussion of possible mitigation options in terms of stadium design elements and operational controls of concerts including limiting sound levels and scheduling of concerts.

1.2 Summary of gaps in WJHW documents

- WJHW compares various measured ambient sound metrics to predicted concert sound levels. These comparisons do not provide a clear or comprehensive assessment of noise impact on the surrounding communities for the following reasons:

- General description of sound mitigation strategies could help limit noise impact to the community; however, they need to be developed in detail and assessed (in terms of both feasibility and effectiveness). No definitive design solutions or proposed operational limits or criteria are proposed. [See Section 4.2.1, Item 14 and Section 4.2.2, Item 21]
- There is a limited representation of the community through the measured and modeled sound levels. Comparisons are made against only three long-term measurement locations in Evanston, and no locations in Wilmette or potentially impacted areas farther from the Ryan Field site. [See Section 3.1, Items 1-4]
- Short-term gameday measurements at additional receptors (9 locations in Evanston, 1 in Wilmette) were conducted for between 30-seconds and 2-minutes each. Gameday activities occurring during these short intervals are not documented (e.g. sound generated by crowd activities or public address announcements), so it is not clear if this measurement period was long enough to accurately represent gameday activity sound. [See Section 3.1, Items 5-6]
- 3D acoustic / electroacoustic computer modeling of concerts does not include pertinent information including assumptions on the sound system including the number of loudspeaker clusters, music genre which can vary in frequency spectra, and parameters of the modeling inputs including applicable standards if meteorological affects have been considered. [See Section 4.2.1, Item 13]
- Other than commentary that gameday and concert sound would be audible, there is no other assessment of noise impact provided beyond general ambient sound level comparisons. Impact on the community in terms of annoyance, or other adverse health effects of noise should be considered[1]. [See Section 4.2.2, Item 21]
- Ambient sound level comparisons are based on broadband dBA levels only. The frequency spectrum of amplified music concerts is significantly different than other ambient sound sources and typically include substantial low-frequency sound energy (125Hz and below) which can be particularly disturbing to the community. Comparisons of predicted music levels with ambient sound should include a more detailed frequency analysis, at a minimum comparing low-frequency sound levels. [See Section 4.2.2, Items 15, 16, & 21]
- There is no description of planned scheduling and timing of noise-producing concert activities including event setup, soundchecks, the concert event, and teardown. [See Section 4.2.2, Item 22]

[1] Birgitta Berglund, Thomas Lindvall, and Dietrich H. Schwela, “Guidelines for Community Noise” (World Health Organization, 1999).

1.3 Community noise levels

A key gap in the WJHW documents is the representation of ambient sound levels in the surrounding communities.

Arup conducted ambient sound measurements in Wilmette on August 3, 2023 during evening hours (approx. 6:30-10:20 pm) to define ambient sound levels in Wilmette and to gather more detailed data relevant to noise impact on the community, including statistical variation on sound levels and frequency content.

Summary of Observations and Results

- Arup observed that ambient sound levels at each location were mostly continuous, with some intermittent road traffic. This means that for the majority of the time, residents perceive a lower ambient sound level than is represented by a time-average metric like L_{eq} used as the basis in WJHW letters. This may be quantified by statistical percentile sound levels[2,3,4,5].

- Given the concert music sound would be relatively continuous during each set piece, evaluation of concert sound levels within the Wilmette community would be better gauged by comparing the ambient sound levels using a statistical percentile level (e.g. L_{90} – the sound levels exceeded for 90% of the measurement interval) rather than the time-averaged L_{eq} sound level used in the WJHW letters. [See Section 4.2.1]

- From our sound survey of Wilmette locations, L_{90} ranged from 38-40dBA. The time-averaged sound levels (L_{Aeq}) ranged from 46-52dBA which is generally lower than the range quoted in the WJHW letter conclusions ("50-65 dBA" from page 8, paragraph 4). [See Table 1]

- Based on our observations, we recommend that L_{90} levels are utilized as the baseline for community ambient sound levels within the residential areas in Wilmette.

[2] ASTM C634-13, "Terminology Relating to Building and Environmental Acoustics" (ASTM International, 2013), https://doi.org/10.1520/C0634-13.

[3] ASTM E1686-16, *Standard Guide for Applying Environmental Noise Measurement Methods and Criteria* (American Society for Testing of Materials Standards, 2000).

[4] ASA/ANSI S12.9-2013/Part 1 (R2023), "Quantities And Procedures For Description And Measurement Of Environmental Sound, Part 1: Basic Quantities And Definitions" (American National Standards Institute, 2023).

[5] ISO 1996-1:2016, "Acoustics — Description, Measurement and Assessment of Environmental Noise — Part 1: Basic Quantities and Assessment Procedures" (International Organization for Standardization, 2016).

- The WJHW letters do not reference any local or regional noise codes or ordinances. Noise ordinances exist for Wilmette[6], Evanston[7], and the State of Illinois[8]. Furthermore, the WJHW letters do not propose any criteria to quantitatively assess noise impact. [see Appendix A]

A summary table comparing predicted concert sound levels (according to the WJHW letters) against ambient sound levels surveyed by Arup is presented in Table 1.

[6] "Code of Ordinances Wilmette, IL," Appendix A, Article 30-13 § 30-13.7 - Environmental performance standards, , (a) Noise (1993).

[7] "Code of Ordinances Evanston, IL," Title 9, Chapter 5 § 9-5-20. - NOISES PROHIBITED (2021).

[8] "Illinois Administrative Code," Title 35 § 901.102 - Sound Emitted to Class A Land (2018).

Table 1: Comparison of predicted concert sound with surveyed ambient sound at Wilmette locations

Location	Sound Level Measured[9]		Wilmette noise ordinance[10]	Illinois State noise limits[11]	Henderson predicted concert sound level ("with Additional Sound Mitigation" scenario)[12]	Noise codes exceeded? (Y/N)	Ambient sound levels exceeded? (Y/N)
	L_{90}	L_{eq}					
640 Gregory Ave	39 dBA 53 dBC	47 dBA 60 dBC	45 dBA	55 dBA 73 dBC	60-65 dBA 75-80 dBC	Y	Y
624 Isabella Ave	40 dBA 53 dBC	52 dBA 65 dBC	45 dBA	55 dBA 73 dBC	60-65 dBA 75-80 dBC	Y	Y
128 5th St	39 dBA 53 dBC	47 dBA 58 dBC	45 dBA	55 dBA 73 dBC	60-65 dBA 75-80 dBC	Y	Y
6th & Maple	38 dBA 52 dBC	46 dBA 59 dBC	45 dBA	55 dBA 73 dBC	60-65 dBA 75-80 dBC	Y	Y

Detailed comments and recommendations on the reviewed reports are presented in the remainder of this memo.

[9] Sound levels from Arup ambient sound survey of Wilmette receivers conducted on the evening of August 3, 2023 (Survey details in Appendix A). Henderson noise measurement results are not referenced in this table, as they did not measure ambient sound in Wilmette.

[10] Code of Ordinances Wilmette, IL nighttime noise limit applicable during likely concert times (7PM-10PM). .

[11] Illinois Administrative Code. dBA and dBC limits derived from tabulated octave band daytime limits applicable during likely concert times (7PM-10PM). Code limits become 10dB more stringent at nighttime (after 10PM).

[12] Henderson's predicted concert noise levels taken from Figures 5 and 6 of WLHW letter dated June 27, 2023. Baseline results in Figure 3 and 4 (without "Additional Sound Mitigation") are 10dBA/10dBC higher at the survey locations.

2. Information received and reviewed

This memo reviews two (2) WJHW letters:

- WJHW letter to Mr. Darren Nielsen, Subject: "Northwestern University Ryan Field \ Environmental Assessment Review and Summary" dated April 20, 2023 (WJHW Letter 1)
- WJHW letter to Mr. Darren Nielsen, Subject: "Northwestern University Ryan Field \ Environmental Assessment Review and Summary" dated June 27, 2023 (WJHW Letter 2)

The text of the two WJHW letters appear nearly identical, with two differences being:

1. The April 20, 2023 letter contains an appendix "Exhibit - Noise Surveys" on Henderson Engineers letterhead. This exhibit is not attached in the June 27, 2023 letter.
2. The June 27, 2023 letter adds graphical results of Henderson's predicted concert sound levels in an alternative frequency weighting (dBC) requested by the City of Evanston.

Additional information was evaluated to inform our review:

- Ryan Field Redevelopment Project Narrative (document ref: EAST\193810123.8)
- Local and State noise codes and ordinances (see Appendix B for reprint of relevant sections)
  - *Illinois* Administrative *Code*, Title 35, Sec. 901.102-Sound Emitted to Class A Land. 2018.
  - *Code of Ordinances Wilmette, IL*, Appendix A, Article 30-13, Sec. 30-13.7-Environmental performance standards, (a) Noise. 1993.
  - *Code of Ordinances Evanston, IL*, Title 9, Chapter 5, Sec. 9-5-20.-NOISES PROHIBITED. 2021.

3. Review of survey and analysis of existing noise conditions

3.1 Henderson survey

Item 1	
Document	WJHW letter 1, Henderson Exhibit, pages 3 and 7
	Henderson Exhibit Tables 1 and 4 include weather conditions during the gameday and non-gameday measurements, based on an internet source. The tabulated "Max Wind Speed" for 5 out of 7 measurements periods is greater than typical 12 mph maximum speed recommended in measurement procedure standards[13,14]. The Henderson exhibit states "Overall, weather had negligible effects on the measurements."
Arup Comment	Provide explanation and additional observations to support the statement that weather conditions had negligible effect on measurements.

3.1.1 Non-gameday ambient sound survey (Evanston neighborhood locations)

Item 2	
Document	WJHW letter 1, Henderson Exhibit, page 6
	Long-term ambient sound survey locations do not include receivers in Wilmette, or generally beyond 3 or 4 blocks from Ryan Field
Arup Comment	Supplementary ambient sound surveys including additional neighborhoods to provide better representation of potentially impacted areas.

Item 3	
Document	WJHW letter 1, Henderson Exhibit, page 7
	The non-gameday weekend measurement results in Table 5 are a duplicate of gameday measurements results in Table 2.
Arup Comment	Clarify which table is gameday or non-gameday noise results. Provide the missing table of information.

[13] ASTM E1014−12, “Guide for Measurement of Outdoor A-Weighted Sound Levels” (ASTM International, 2012), https://doi.org/10.1520/E1014-12.

[14] ASTM E1503-14, “Test Method for Conducting Outdoor Sound Measurements Using a Digital Statistical Sound Analysis System” (ASTM International, 2014), https://doi.org/10.1520/E1503-14.

3.1.2 Gameday sound level survey (long-term and spot-measurements)

Item 4	
Document	WJHW letter 1, Henderson Exhibit, page 2
	Henderson Exhibit: Long-term measurements of gameday sound levels were conducted in/around Ryan Field parking lots only.
Arup Comment	Conduct gameday measurements at neighborhood locations to document typical gameday activity sound (crowd cheers, public address announcements, etc.).

Item 5	
Document	WJHW letter 1, Henderson Exhibit, page 4
	Gameday measurements in neighborhoods were short-duration 30-120s at each location. This measurement duration may be too short to represent gameday activity sound levels.
Arup Comment	Measurements of existing gameday sound in surrounding community should capture range of gameday activity sound (crowd cheers, public address announcements, etc.). Document the gameday activities occurring during measurement intervals. Conduct longer or multiple measurements at each location as required to capture typical range of gameday activity levels.

Item 6	
Document	WJHW letter 1, Henderson Exhibit, pages 4-5
	Only one gameday measurement (30-120 seconds in duration) was conducted in Wilmette. Results for gameday measurements are presented as an aggregate range with no results at individual receptors presented.
Arup Comment	Provide a supplementary gameday activity sound survey which includes additional neighborhoods to provide better representation of impacted areas. Include measurement results for each receiver location.

3.2 WJHW analysis and conclusions on gameday noise impact on neighborhoods

Item 7	
Document	WJHW letters, pages 2-3
	The comparison of gameday vs. non-gameday activity sound in neighborhoods is based on a mix of different receivers and mix of long-term and short term (60-120 second acquisitions) and comparing broad ranges over multiple receivers.
Arup Comment	To quantify community sound levels due to gameday activities and compare to typical ambient (non-gameday) metrics, measurements of similar duration (longer than the 30-120s duration measurements measured by Henderson), time-of-day, and location could provide a more clear and meaningful comparison. Comparisons should be documented at each position rather than presenting overall aggregate range across all receivers.

Item 8	
Document	WJHW letters, page 3
	WJHW compares surveyed gameday activity sound levels with ambient L_{eq} dBA levels. Figures 1 and 2 also show logged LA_{90} levels, though these are not referenced or discussed in WJHW's analysis.
Arup Comment	For neighborhoods with intermittent traffic, measured L_{90} sound levels are a more appropriate representation of the ambient sound conditions. The L_{90} levels should also be compared against gameday activity sound levels when considering noise impact.

4. Review of new stadium sound analysis

4.1 Gameday sound

Item 9	
Document	WJHW letters, pages 3-4
	A description of new stadium design elements is included and is argued that the new build design elements will "be helpful in reducing sound…". There is not sufficient analysis or modeling to demonstrate the gameday sound impact of the new stadium design and the outcomes of each individual and/or combination of elements. There is also no description of the proposed "canopy" with information about the design parameters (e.g. materiality, extent of coverage, etc.).
Arup Comment	Provide additional analysis each of these design elements can offer individually and collectively to clearly illustrate a more quantifiable estimate of outcomes related to sound levels in the surrounding communities. Clarify which of the listed elements (canopy, barriers, absorptive material, etc.) will be included in the stadium design.

Item 10	
Document	WJHW letters, pages 2-3
	Surveyed gameday sound levels are compared with ambient L_{eq} dBA levels. Figures 1 and 2 also show logged L_{90} dBA levels, though these are not referenced or discussed in the narrative.
Arup Comment	For neighborhoods with intermittent traffic, measured L_{90} percentile levels are a more appropriate representation of the ambient sound conditions perceived by residents. The L_{90} levels should also be compared against gameday sound levels when considering noise impact.

Item 11	
Document	WJHW letters, page 3
	A distributed sound system is described as an element that will be included in the design. The benefits cited with regards to community noise are not unreasonable but are not quantified. No clear statement is made about the use of this system for other events (e.g. concerts).
Arup Comment	Provide analysis that illustrates the benefits of the distributed sound system for gameday community noise. Clarify if this distributed sound system will be used for other events. In our experience, a distributed sound system is likely not viable for large concert sound reinforcement.

Item 12	
Document	WJHW letters page 4
	The letter states "We would expect that these design features, combined with lower capacity, will ultimately result in less sound exposure to the residential properties surrounding the stadium compared to the current experience." The argument that lower stadium capacity will not necessarily result in less sound exposure is not correlated with sound level measurements or modeled results. We note that the listed game attendance during the weekend surveyed by Henderson was recorded as 32,123. (https://nusports.com/sports/football/stats/2022/wisconsin/boxscore/19987) which is slightly below the maximum game capacity of the new stadium design of 35,000.
Arup Comment	Statements of sound exposure based on lower stadium capacity design should be made in the context of actual crowd sizes of Ryan Field games in recent years.

4.2 Concert sound

4.2.1 Concert sound analysis by Henderson

Item 13	
Document	WJHW letters, pages 4-7
	Details on input data or methodology for the 3D acoustic / electroacoustic modeled concert sound predictions are not provided. Relevant details include: • Stadium reference design (only 2D plan view shown) • Sound system design and configuration • Frequency spectrum of sound source levels (only overall dBA level at sound mix position is presented). Assumed frequency spectrum has a significant impact on audibility and disturbance in neighborhoods (e.g. whether a reasonable pop/rock, dance/EDM, r&b/hip hop, or other musical genre spectrums are considered) • Modeling standards used (user options within the modeling software). For example, is the 3D acoustic / electroacoustic model based on Cadna's implementation of ISO 9613? Is full 3D sound diffraction implemented? What ground effects are assumed? Does it account for meteorological (atmospheric) effects?
Arup Comment	Provide 3D acoustic / electroacoustic modeling input data and details listed above.

Item 14	
Document	WJHW letter 2, pages 5-7
	Concert sound prediction maps are included for two scenarios: A baseline design and a design "with Additional Sound Mitigation" (figures 3-6). While WJHW's narrative describes various noise mitigation options in general, details of noise mitigation design included in Henderson's "Additional Sound Mitigation" scenario are not presented.
Arup Comment	Provide design details for "mitigated scenario" to clarify what each of these design elements can offer individually and collectively. Clarify which of the listed elements will be included in the stadium design to clearly illustrate a more quantifiable estimate of outcomes related to noise.

Item 15	
Document	WJHW letter 2, pages 5-7
	Concert sound predictions are presented as broadband dBA and dBC results only. No frequency band results, or indication of low-frequency results are provided.
Arup Comment	Consider frequency spectrum of predictions results, especially low-frequency (125Hz and below) impact[15].

[15] ASA/ANSI S12.9-2021/Part 4, "Quantities and Procedures for Description and Measurement of Environmental Sound – Part 4: Noise Assessment and Prediction of Long-Term Community Response" (American National Standards Institute, 2021).

4.2.2 Interpretation of Concert Sound Analysis

Item 16	
Document	WJHW letters, pages 8-10
	The specific nature of concert sound compared to typical or existing ambient sound sources in the environment are not addressed. Amplified concerts typically contain prevalent low-frequency (bass) energy that is often rhythmic. Characterizing concert sound in terms of single broadband dBA sound levels is not sufficient, and sound pressure levels at lower frequencies should be specifically considered[16]. Considerations appropriate for an impact assessment are referenced in environmental noise survey standards[17], and there is precedent in other noise codes, agreements, and guidance documents[18].
Arup Comment	Provide a noise impact study that contains specific consideration of characteristics of concert music sounds compared to other existing ambient sound in the community.

Item 17	
Document	WJHW letters, pages 5-6
	An argument is made for the shielding effect of Northwestern University buildings to the North as partial justification of North-facing orientation of sound system. However, building shielding appears to benefit a small percentage of Wilmette residential land area as demonstrated in Henderson's 3D acoustic / electroacoustic modeling output.
Arup Comment	Provide further clarification on the level of benefit shielding is providing for community noise from concert events.

[16] ASA/ANSI S12.9-2021/Part 4, sec. Annex D: Sounds with strong low-frequency content.

[17] ASTM E1686-16, *Standard Guide for Applying Environmental Noise Measurement Methods and Criteria*, section 10.5.1.4.

[18] The Noise Council, *Code of Practice on Environmental Noise Control at Concerts* (London: Chadwick House Group Ltd., 1995).

Item 18	
Document	WJHW letters, page 6
	An argument is made that the effects of including structures beyond the Northwestern University property (not included in Henderson's 3D acoustic / electroacoustic model) would result in lower noise levels: "…would limit how far into the residential area sound travels before it reaches ambient levels. The sound levels in the residential community will be lower than at the property line, when factoring in the impact of other structures, distance, directivity, and other factors." There is no analysis or estimate of the difference or at what distance the sound is estimated to be attenuated to ambient (or code required) levels. Buildings also reflect sound and may cause local increases in sound level. Meteorological effects, depending on weather conditions, can result in less attenuation with distance.
Arup Comment	Additional enhancements to the 3D acoustic / electroacoustic model to include residential structures and meteorological conditions should be included to analyze and accurately quantify the predicted sound attenuation with distance.

Item 19	
Document	WJHW letters, pages 4-8)
	There is no description of planned scheduling and timing of sound from concert activities including event setup, soundchecks, the concert event, and teardown.
Arup Comment	Timing of concerts and other sound generating activities associated with concert production should be considered in a noise impact assessment.

Item 20	
Document	WJHW letters, pages 1,3,4,6, & 8
	The focus of the document is the sound impact of residential properties, but does not address other building and land uses in the community.
Arup Comment	A noise impact study should consider all noise-sensitive uses, including but not limited to, residential, worship, healthcare facilities, education (schools), and outdoor parks and recreation spaces that would potentially be impacted.

Item 21	
Document	WJHW letters, page 1
	The introduction states that the memo "includes comments on the potential impact of sport and concert activities at the stadium on the surrounding communities". The WJHW letter does not make clear statements on noise impact to the community. General statements concerning the audibility of concert and gameday activity sound (that they will be audible) are given. The letter compares limited modeled and measured broadband sound pressure levels without reference to local or regional noise codes, and without interpretation of impact on the community these sound levels may have. The geographical extents of the area studied (measured and modeled) are limited and do not address all neighborhoods that may be impacted.
Arup Comment	A noise impact assessment has not been provided and is recommended[19].

Item 22	
Document	WJHW letters, pages 9-10
	Recommendations for concert sound mitigation include limiting sound levels by implementing sound level limits, noise level monitoring, and limiting hours of concerts. No specific limits are proposed or details of concert event management approaches for activities such as soundcheck, event start, curfew times, and teardown.
Arup Comment	The concert sound mitigation strategies should be developed in more detail and assessed in terms of both feasibility and effectiveness including event management approaches.

[19] Camilla Adelle and Sabine Weiland, "Policy Assessment: The State of the Art," *Impact Assessment and Project Appraisal* 30, no. 1 (March 1, 2012): 25–33, https://doi.org/10.1080/14615517.2012.663256.

Appendix A: Noise codes and ordinances

Illinois Administrative Code, Title 35: Environmental Protection

Note that "daytime" is defined from 07:00PM to 10:00PM in the state code (section 900.101 definitions). Bold emphasis is added to the daytime sound pressure limits for "Class B Land", applicable to sports/entertainment noise source.

SUBTITLE H: NOISE

CHAPTER I: POLLUTION CONTROL BOARD

PART 901

SOUND EMISSION STANDARDS AND LIMITATIONS FOR PROPERTY LINE-NOISE-SOURCES

Section 901.102 Sound Emitted to Class A Land

a) Except as elsewhere provided in this Part, a person must not cause or allow the emission of sound during daytime hours from any property-line noise source located on any Class A, B or C land to any receiving Class A land that exceeds any allowable octave band sound pressure level specified in the following table, when measured at any point within the receiving Class A land. Sound pressure levels must be measured at least 25 feet from the property-line noise source.

Octave Band Center Frequency (Hz)	*Class C Land*	***Class B Land***	*Class A Land*
31.5	*75*	***72***	*72*
63	*74*	***71***	*71*
125	*69*	***65***	*65*
250	*64*	***57***	*57*
500	*58*	***51***	*51*
1000	*52*	***45***	*45*
2000	*47*	***39***	*39*
4000	*43*	***34***	*34*
8000	*40*	***32***	*32*

b) Except as provided elsewhere in this Part, person must not cause or allow the emission of sound during nighttime hours from any property-line noise source located on any Class A, B or C land to any receiving Class A land that exceeds any allowable octave band sound pressure level specified in the following table, when measured at any point within the receiving Class A land. Sound pressure levels must be measured at least 25 feet from the property-line noise source.

Octave Band Center Frequency (Hz)	*Class C Land*	*Class B Land*	*Class A Land*
31.5	*69*	*63*	*63*
63	*67*	*61*	*61*
125	*62*	*55*	*55*
250	*54*	*47*	*47*
500	*47*	*40*	*40*
1000	*41*	*35*	*35*
2000	*36*	*30*	*30*
4000	*32*	*25*	*25*
8000	*32*	*63*	*63*

(Source: Amended at 42 Ill. Reg. 20453, effective November 1, 2018)

Wilmette *Code of Ordinances*, Appendix A, Article 30-13, Sec. 30-13.7-Environmental performance standards, (a) Noise. 1993

All uses and activities must comply with the environmental performance standards established in this section unless any federal, state, county or local law, ordinance or regulation establishes a more restrictive standard, in which case, the more restrictive standard applies.

(a) Noise.

(1) No activity may generate a level of sound on another property greater than that allowed under the Noise Regulations of the State of Illinois, adopted by the State Pollution Control Board pursuant to the Environmental Protection Act, as amended.

(2) No activity may generate a level of sound on another property that violates any applicable provision of Chapter 16 (Nuisances) of the Village Code.

(3) No activity, other than those specified in Paragraph (4) below, may be conducted in such a manner that it generates a level of sound on another property which is greater than the A-weighted sound level set forth in Table 13-3: A-Weighted Sound Limits.

VILLAGE OF WILMETTE, ILLINOIS *TABLE 13-3: A-WEIGHTED SOUND LIMITS*		
DISTRICT CLASSIFICATION OF RECEIVING PROPERTY	*TIME OF DAY*	*MAXIMUM A-WEIGHTED SOUND LEVEL*
RESIDENTIAL DISTRICTS	*7:00 a.m. to 7:00 p.m.* *7:00 p.m. to 7:00 a.m.*	*50 dB(A)* *45 dB(A)*
NON-RESIDENTIAL DISTRICTS	*7:00 a.m. to 7:00 p.m.* *7:00 p.m. to 7:00 a.m.*	*60 dB(A)* *55 dB(A)*

Evanston, IL Code of Ordinances, Title 9, Chapter 5, Sec. 9-5-20.-NOISES PROHIBITED. 2021

9-5-20. - NOISES PROHIBITED.

It shall be unlawful for any person within the City to make, continue, or permit any loud, unnecessary or unusual noise which annoys a reasonable person of ordinary sensibilities, disturbs, injures or endangers the comfort, health, peace or safety of others within the limits of the City. Noise in violation of this Section is a public nuisance.

…

(F) Loudspeakers, Amplifiers, Paging Systems:

…

2. Location Within One Hundred Fifty Feet of Residentially Zoned Property: The operating of, or permitting to be operated, any receiving set, phonograph, loudspeaker, sound amplifier, paging system or other machine or device for the production or reproduction of sounds in such a manner that distinct and loudly audible noises are emitted upon or proximate to a public way, which public way is within one hundred fifty (150) feet of property used for residential purposes.

3. Restrictions Upon Hours of Permitted Use: No machine or device specified in Subsection (F)1. or (F)2. of this Section shall be operated between the hours of 10:00 p.m. and 7:00 a.m. from Sunday evening through Friday morning, and between 11:00 p.m. and 7:00 a.m. from Friday evening through Sunday morning and on those evenings preceding national holidays and legal school holidays enumerated in 105 ILCS 5/24-2, in such a manner as to be plainly audible at a distance of fifty (50) feet from the location of such set, instrument or device.

(G) Radios, Phonographs:

1. Time and Use Restrictions: The playing, using, operating or permitting to be played, used or operated, any radio receiving set, musical instrument, phonograph, television receiving set or other machine or device for the producing or reproducing of sound in such a manner as to disturb the peace, quiet and comfort of the neighboring inhabitants or with louder volume than is necessary for the convenient hearing of the persons who are in the room, chamber, vehicle or outdoor area within the City limits in which or where such machine or device is played, used or operated and who are voluntary listeners thereto. The operation of any such set, instrument, phonograph, machine or device between the hours of 10:00 p.m. and 7:00 a.m. from Sunday evening through Friday morning, and between 11:00 p.m. and 7:00 a.m. from Friday evening through Sunday morning and on those evenings preceding national holidays and legal school holidays enumerated in 105 ILCS 5/24-2 in such a manner as to be plainly

audible at a distance of fifty (50) feet from the location of such set, instrument or device, shall be prima facie evidence of a violation of this Section.

2. *Permit Required: Any person, group, association, organization, business or other similar entity desiring to use in an outdoor area any machine or device specified in this Section for producing or reproducing sound must first obtain a permit for said use. Application for such permit shall be made to the office of the City Manager or his/her designee on a form provided by that office. The City Manager or his/her designee shall provide notice to ward aldermen of applications. No permits for any machine or device specified in this Section may be issued for block parties. Violation of this Section shall subject the unauthorized user to a fine of not less than fifty dollars ($50.00) nor more than five hundred dollars ($500.00).*

(H) Schools, Courts, Churches and Hospitals: The creation within the City of any excessive noise in the vicinity of any school, institution of learning, church, court or hospital, while the same is in use, which unreasonably interferes with the workings of such institution, or which disturbs or unduly annoys patients in the hospital, provided conspicuous signs are displayed in the vicinity of any such building indicating that the same is a school, hospital, court or church.

Appendix B: Ambient Sound Survey Details

Arup visited the Wilmette and Evanston neighborhoods nearby the existing Ryan field between August 3rd-6th, 2023. On August 3rd the short term measurements were conducted from 6:30 pm to 10:30 pm to conduct observations and measurements of the existing ambient background noise. The purpose of these measurements was to capture the typical ambient sound throughout the residential neighborhoods and observe the associated typical sources of noise in the environment.

Ambient sound level measurements were conducted in two phases at seven (7) total locations:

- Short term, 15-20 minute duration, spot measurements were taken with Type 1 integrating sound level meters (Brüel & Kjær 2250, Rion NL52) at the property line to the public right of way at the multiple addresses:
  - Wilmette:
    - 640 Gregory Avenue
    - 128 5th Street
    - 624 Isabella Street
    - Street corner of Maple Avenue & 6th Street
  - Evanston:
    - Street corner of Chancellor Street & Eastwood Avenue
    - Street corner of Lincoln Street & Jackson Avenue
- Long term, 64 hour duration, measurements were taken with Type 1 integrating sound level loggers (Convergence Instruments Noise Sentry) at two Wilmette addresses:
  - 640 Gregory Avenue
  - 128 5th Street

Sound level meters (SLMs) and calibration equipment used for the survey meets ANSI S1.4 and ANSI S1.40 standards for Type 1. Equipment cutsheets and calibration certificates are provided in Appendix C.

Methodology

Site measurements were made using the following methodology:

General

- SLMs were calibrated using a sound pressure level calibrator before and after measurements per ASTM International E1014-12: Standard Guide for Measurement of Outdoor A-Weighted Sound Levels.
- Following calibration, windscreens were placed on the SLMs for exterior measurements.
- One-third octave band frequency information was obtained for statistical indices for all measurements except long term logging in which meters did not carry that capability.
- 'Slow' sound weighting was used, unless noted otherwise.
- L_{90} broadband levels are based on sampling the time-weighted signal every 10ms into 0.2 dB wide classes. L_{90} octave band levels are based sampling the time-weighted signal every 100 ms into 1 dB wide classes.
- Weather data (wind speed and direction, relative humidity, temperature, sky conditions) were recorded per ASTM International E1014-12: Standard Guide for Measurement of Outdoor A-Weighted Sound Levels during the evening spot measurements.
- Measurements were made with the microphone capsule mounted at 4ft above the ground for long-term logging measurements and 4'11"ft above the ground for short term spot measurements. A windscreen was used on all SLMs.

Long Term Measurements

- Long term sound level data loggers were placed at 640 Gregory Avenue and 128 5th Street. These meters were clamped to a lattice and garden fence respectively. These locations were chosen to minimize shadowing of building structures, avoid being in direct proximity to AC condensing units, and have some coverage from foliage above due to expected rain events during the measurement period.

Spot Measurements

- Spot noise measurements were made with SLMs positioned away from large, sound-reflecting surfaces so as to maintain a "free field" measurement condition.

Measurement Locations and Set-Up

Measurement locations are presented in the figure below.

Figure 1: Short duration and 64 hour logger measurement locations

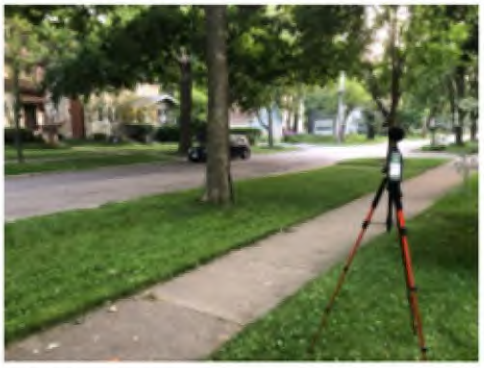


Photographs of the set-up meter locations are shown in the figure below.

Figure 2: Short duration and 64 hour logger measurement locations



640 Gregory Avenue (Wilmette) Short Duration Position (left) and 64 Hour Loggers (right)



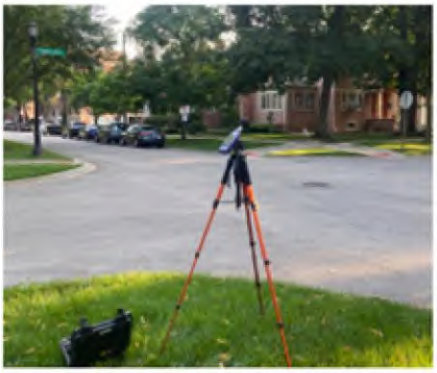
624 Isabella Street (Willmette)



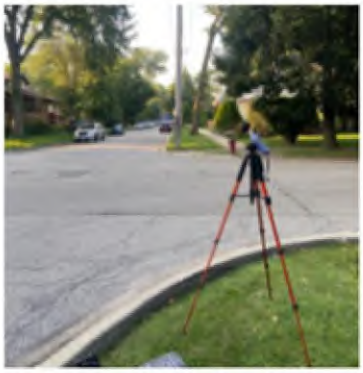
128 5th Street (Wilmette) Short Duration Position (left) and 64 hour loggers (right)



6th Street & Maple Avenue (Wilmette)



Chancellor Street & Eastwood Avenue (Evanston)



Jackson Avenue & Lincoln Street (Evanston)



Chancellor Street & Asbury Avenue (Evanston)

Observations and Results

The following general observations of the typical soundscape were made while conducting the short-duration measurements:

- During a portion early evening hours (7:00pm-8:30pm) seasonal insect noise (cicadas) dominated the noise spectrum. These are a seasonal phenomenon. The levels reported in this document were captured outside of this time window.
  - Insect noise was present during the late evening measurements but at a significantly lower level.
- There is intermittent traffic throughout the neighborhood with car pass-by events noted during each measurement. These were the loudest sources of noise besides the cicadas observed.
- There are airplane overflights from O'Hare that are audible but were not the maximum levels recorded.
- Similarly, Metra trains arriving and departing at the Evanston Central Street station were audible at times with prominent low-frequency energy but only occurred a 1-3 times per hour. The CTA purple line trains were not audible during any of the measurements.
- Remote (far-proximity) sounds such as AC condensers and road traffic sounds were also typical.

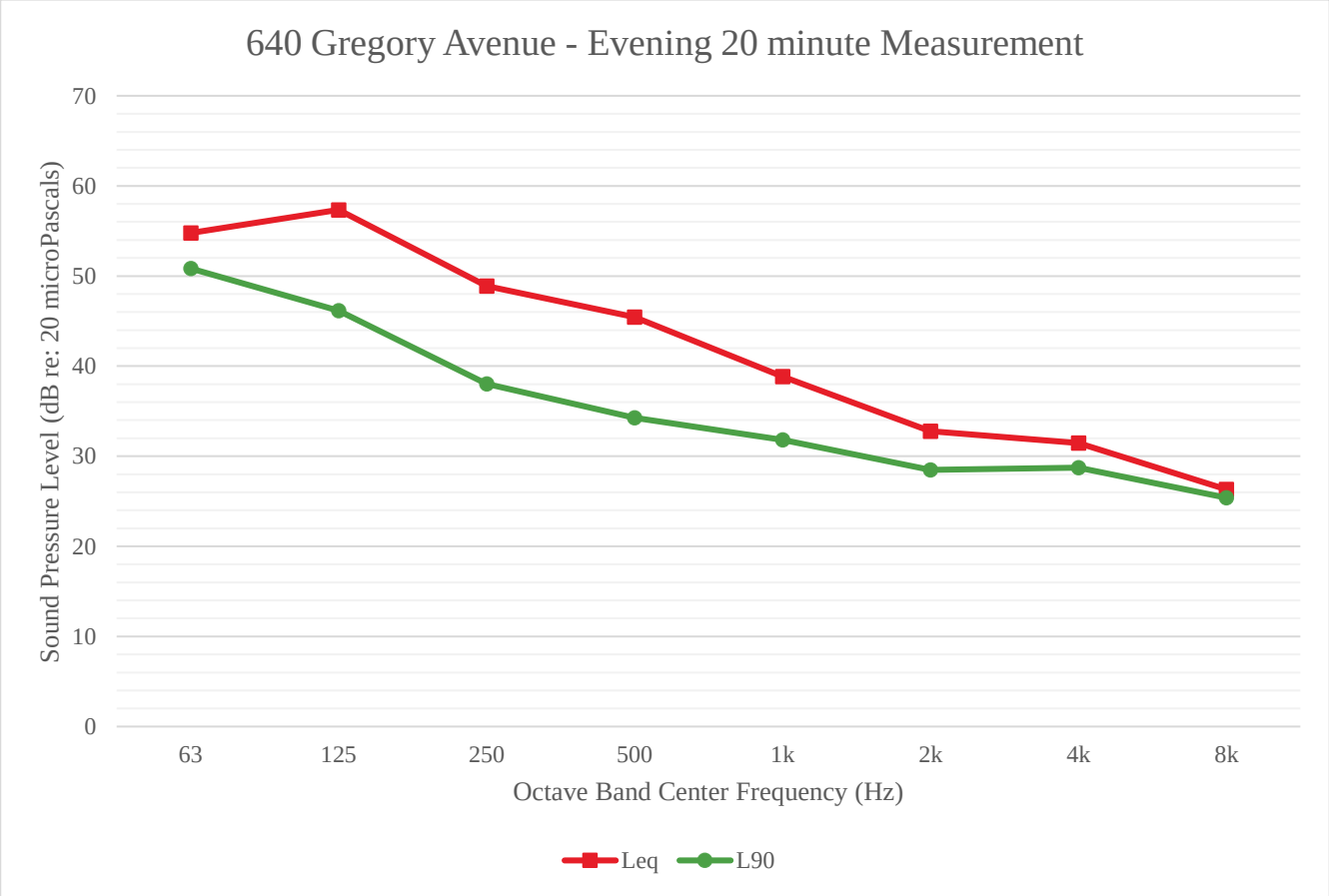
The summary table below lists the measured L_{eq} and L_{90} (short duration measurements only) in both A and C weightings for all measurement locations. Also listed are the meteorological conditions, number of vehicle pass-bys, and typical sources of noise observed during measurements.

Table 2: Summary measurement data table for both Wilmette and Evanston locations

Location	Date / Time / Duration	Sound Level Measured		Temp. (°F)	Wind Speed (mph)	Wind Dir.	%RH	Sky Conditions	# Vehicle Pass By	Typical Sound Sources Observed
		L90	Leq							
#1 640 Gregory (Wilmette)	8/3/23 21:58-22:18 20 min	39 dBA 53 dBC	47 dBA 60 dBC	77	0-4	E-NE	77	Partly Cloudy	1	Insects Airplanes Vehicle Pass-bys Metra Trains
	8/3/23-8/6/23 64 hours	-	54 dBA 60 dBC	70-85	0-16	E-NE	67-85	Partly Cloudy, Some T-storms	-	-
#2 624 Isabella (Wilmette)	8/3/23 20:44-21:04 20 min	40 dBA 53 dBC	52 dBA 65 dBC	77	0-4	E-NE	77	Partly Cloudy	11	Insects Airplanes Vehicle Pass-bys Metra Trains
#3 128 5th St (Wilmette)	8/3/23 21:08-21:28 20 min	39 dBA 53 dBC	47 dBA 58 dBC	77	0-4	E-NE	77	Partly Cloudy	5	Insects Airplanes Vehicle Pass-bys Metra Trains
	8/3/23-8/6/23 64 hours	-	52 dBA 60 dBC	70-85	0-16	ENE	67-85	Partly Cloudy, Some T-storms	-	-
#4 6th & Maple (Wilmette)	8/3/23 21:32-21:52 20 min	38 dBA 52 dBC	46 dBA 59 dBC	77	0-4	E-NE	77	Partly Cloudy	1	Insects Airplanes Vehicle Pass-bys Metra Trains
#5 Eastwood & Chancellor (Evanston)	8/3/23 18:30-18:45 15 min	45 dBA 59 dBC	55 dBA 65 dBC	77	0-4	E-NE	77	Partly Cloudy	8	Insects Airplanes Vehicle Pass-bys Metra Trains
#6 Jackson & Lincoln (Evanston)	8/3/23 18:53-19:09 15 min	45 dBA 59 dBC	63 dBA 72 dBC	77	0-4	E-NE	77	Partly Cloudy	25	Insects Airplanes Vehicle Pass-bys Metra Trains
#7 Chancellor & Asbury (Evanston)	8/3/23 19:23-19:38 15 min	51 dBA 66 dBC	59 dBA 68 dBC	77	0-4	E-NE	77	Partly Cloudy	5	Insects Airplanes Vehicle Pass-bys Metra Trains

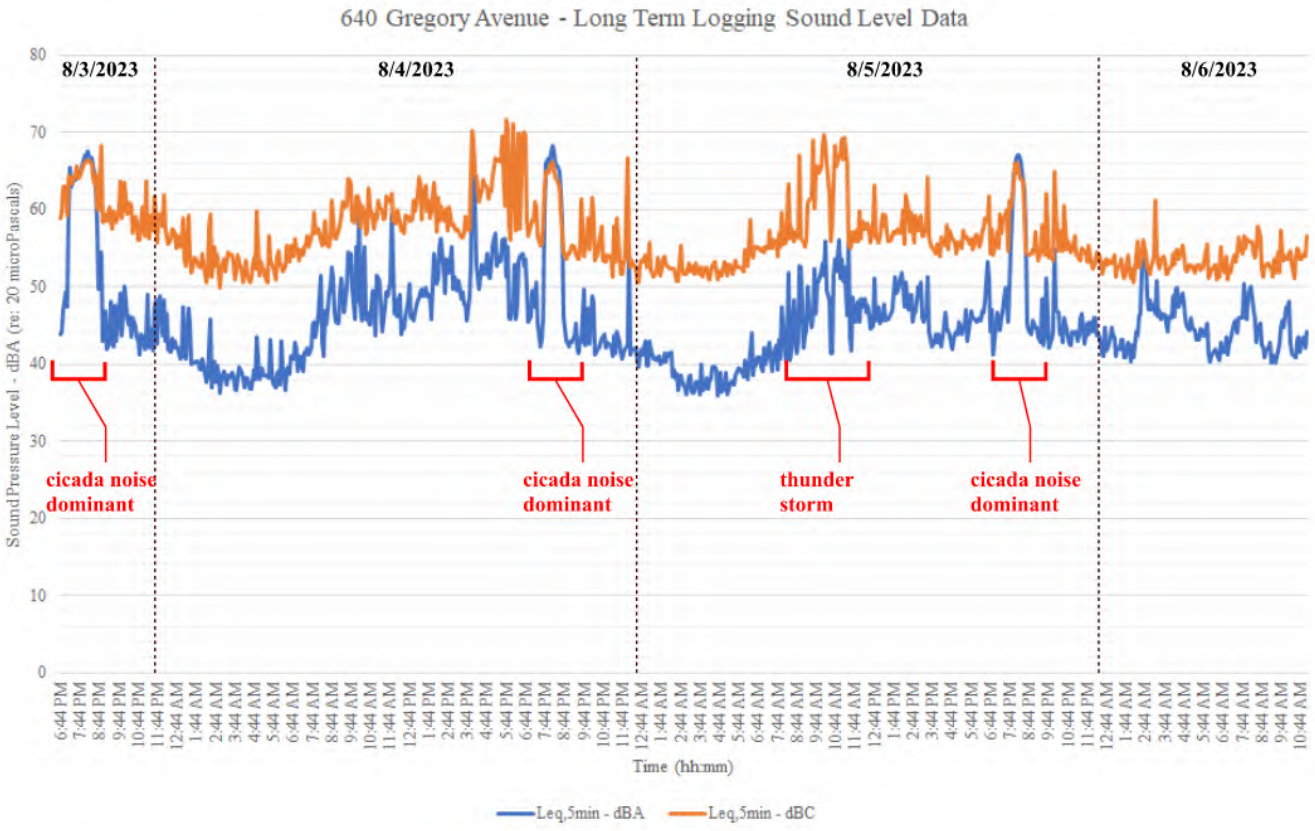
The figure below shows the octave band levels for L_{eq} and L_{90} measured at 640 Gregory Avenue.

Figure 3: Octave Band L_{eq} and L_{90} sound levels measured at 640 Gregory Avenue



The figure below shows the L_{eq} dBA and dBC sound level time history captured with the logger at 640 Gregory Avenue. Noted in the chart are louder periods of noise identified as cicada activity in the evenings, a thunderstorm event that occurred over the weekend. Logged levels at 128 5th street were similar – both long term statistical and energy averages as well as short term events.

Figure 4: Long term noise measurement sound levels logged at 640 Gregory Avenue.



END OF MEMO

ARUP

Memorandum

To	Steven Harper, Esq.
Date	August 15, 2023
Copies	
Reference number	296698-00
From	Ryan Biziorek
File reference	M02
Subject	Ryan Field Redevelopment at Northwestern University – Review of Updated WJHW Environmental Assessment Documentation,

1. Executive Summary

Following completion of our previous review (see M01 dated August 11, 2023), Arup was requested by Mr. Steven Harper, Esq. to undertake an additional review of the updated Wrightson, Johnson, Haddon & Williams, Inc. (WJHW) report related to the Northwestern University Ryan Field project. Our review included the following document which is publicly available at the City of Evanston's website under Community Development Proposed Planned Developments:

- WJHW letter to Mr. Darren Nielsen, Subject: "Northwestern University Ryan Field \ Environmental Assessment Review and Summary" dated August 2, 2023 (WJHW Letter 3)

This memo provides updated comments and questions from our previous review (M01) which included review of the following documents:

- WJHW letter to Mr. Darren Nielsen, Subject: "Northwestern University Ryan Field \ Environmental Assessment Review and Summary" dated April 20, 2023 (WJHW Letter 1)
- WJHW letter to Mr. Darren Nielsen, Subject: "Northwestern University Ryan Field \ Environmental Assessment Review and Summary" dated June 27, 2023 (WJHW Letter 2)

No additional analysis of the information presented in the WJHW reports was conducted.

Updates to select Items are provided in the following sections. Where an Item is not repeated from our previous correspondence, the comments remain unchanged.

2. Review of new stadium sound analysis

2.1 Gameday sound

Item 9 (revision A)	
Document	WJHW letters 1 and 2, pages 3-4
	A description of new stadium design elements is included and is argued that the new build design elements will "be helpful in reducing sound…". There is not sufficient analysis or modeling to demonstrate the gameday sound impact of the new stadium design and the outcomes of each individual and/or combination of elements. There is also no description of the proposed "canopy" with information about the design parameters (e.g. materiality, extent of coverage, etc.).
Updated Document	WJHW letter 3, pages 5-6
	An additional description has been included (#3, page 6) that describes enclosures and walls around the seating bowl using vertical barriers. It is unclear if this is only a descriptor of elements that had already been included in analysis presented later in the document or a new/updated element of the design that has been incorporated in updated analysis.
Arup Comment	Provide additional analysis each of these design elements can offer individually and collectively to clearly illustrate a more quantifiable estimate of outcomes related to sound levels in the surrounding communities. Clarify which of the listed elements (canopy, barriers, absorptive material, etc.) will be included in the stadium design. Clarify if item #3 – enclosures and walls around the seating bowl – had previously been included in the presented 3D acoustic / electroacoustic modeled results.

2.2 Concert sound

2.2.1 Concert sound analysis by Henderson

Item 13 (revision A)	
Document	WJHW letters 1-2, pages 4-7
	Details on input data or methodology for the 3D acoustic / electroacoustic modeled concert sound predictions are not provided. Relevant details include: • Stadium reference design (only 2D plan view shown) • Sound system design and configuration • Frequency spectrum of sound source levels (only overall dBA level at sound mix position is presented). Assumed frequency spectrum has a significant impact on audibility and disturbance in neighborhoods (e.g. whether a reasonable pop/rock, dance/EDM, R&B/hip hop, or other musical genre spectrums are considered) • Modeling standards used (user options within the modeling software). For example, is the 3D acoustic / electroacoustic model based on Cadna's implementation of ISO 9613? Is full 3D sound diffraction implemented? What ground effects are assumed? Does it account for meteorological (atmospheric) effects?
Updated Document	WJHW letter 3, pages 6-7
	Additional details are provided on input data and methodology for the 3D acoustic / electroacoustic modeled concert sound predictions including: • The 3D acoustic / electroacoustic model is based on Cadna's implementation of ISO 9613. It is noted that 'adverse wind conditions in all directions related to the sound source per ISO 9613' have been included. Other environmental factors (e.g. air temperature, humidity, temperature inversions, etc.) have not been included in the model. Have other standards been considered for implementation in the model? • The amplified sound source is noted to be a 'pop music' frequency spectrum. No details of the frequency spectrum are provided in relation to the sound levels set at the sound board location. • Use of a line array sound system is noted as the amplified sound source positioned at 56 ft above the field. Further details of the sound system design and configuration are not provided – just a photograph of an example of a line array loudspeaker – nor any details how Cadna incorporates a amplified sound system into its modeling input. While these details clarify portions of our previous comments, further clarifications would help evaluate the results and conclusions and what limitations of the 3D acoustic / electroacoustic remain.
Arup Comment	Provide additional 3D acoustic / electroacoustic modeling input data and details listed above.

Item 23 (new item)	
Document	WJHW letter 2, pages 5-7
	Concert sound prediction maps are included for two scenarios: A baseline design and a design "with Additional Sound Mitigation" (figures 3-6).
Updated Document	WJHW letter 3, pages 8-12
	Concert sound prediction maps are included for two scenarios: A baseline design and a design "with Additional Sound Mitigation" (figures 4-7). 3D modelled structures beyond the property line of Northwestern University two to three blocks away have been included. However, no information on the source and currency of the 3D GIS data is noted. A different false color scale step is used in these figures which makes it difficult to compare to the previously published results.
Arup Comment	Provide details for 3D GIS information used. Provide figures with false color map scales equivalent to the previous presented figures (or update previous figures) to allow for direct comparison between modeled results.

2.2.2 Interpretation of Concert Sound Analysis

Item 17 (revision A)	
Document	WJHW letters, pages 5-6
	An argument is made for the shielding effect of Northwestern University buildings to the North as partial justification of North-facing orientation of sound system. However, building shielding appears to benefit a small percentage of Wilmette residential land area as demonstrated in Henderson's 3D acoustic / electroacoustic modeling output.
Updated Document	WJHW letter 3, page 9
	An argument is made that alternative stage locations do not realize the sound reduction benefits of the building barrier effect of structures to the North of Ryan Field in comparison to those to the South. However, 3D acoustic / electroacoustic modeling is not presented to qualify this conclusion and provide numerical and statistical comparison of the predicted sound levels and the population affected.
Arup Comment	Provide further clarification on the level of benefit shielding is providing for community noise from concert events between properties north and south of the field with the alternative stages.

Item 18 (revision A)	
Document	WJHW letters, page 6
	An argument is made that the effects of including structures beyond the Northwestern University property (not included in Henderson's 3D acoustic / electroacoustic model) would result in lower noise levels: "…would limit how far into the residential area sound travels before it reaches ambient levels. The sound levels in the residential community will be lower than at the property line, when factoring in the impact of other structures, distance, directivity, and other factors." There is no analysis or estimate of the difference or at what distance the sound is estimated to be attenuated to ambient (or code required) levels. Buildings also reflect sound and may cause local increases in sound level. Meteorological effects, depending on weather conditions, can result in less attenuation with distance.
Updated Document	WJHW letter 3, page 9
	The updated figures illustrate sound levels that differ from previous results, but no discussion is provided why there may be differences. Reviewing the mitigated option (figure 7), items of note include: • Sound levels at various properties to the north have increased from 80 dBC in previous results to 85 dBC • Sound levels to the north within the residential areas are 75 dBC – 80 dBC along the south facing portion of the property. The north side of the property appears to benefit from some 'sound shadowing' with levels typically at 70 dBC *or* 5 dBC lower than the south portion of the property. No discussion is provided on the effects of the meteorological conditions included, what effects additional meteorological conditions may have which have not been modeled, or a statistical analysis of sound levels from the updated model results with the residential structures included.
Arup Comment	Additional enhancements to the 3D acoustic / electroacoustic model to include meteorological conditions should be included to analyze and accurately quantify the predicted sound attenuation with distance in varying conditions. Statistical analysis of the sound levels with/without the inclusion of the 3D modeled structures should be provided to evaluate the outcomes of their inclusion in the 3D acoustic / electroacoustic model.

END OF MEMO

State of Illinois)
County of Cook)

AFFIDAVIT OF MICHAEL S. PETTERSEN

Being duly sworn, the undersigned, Michael S. Pettersen deposes and states as follows:

Background and Experience

1. I am over the age of 18, a resident of Evanston, IL, and competent to give this affidavit. I have personal knowledge of the facts set forth in this affidavit and, if called as a witness, could testify to them.

2. This Affidavit updates and replaces my Affidavit of Michael S. Pettersen, dated August 9, 2023, to take into account subsequent filings by Northwestern University ("NU") and its consultants in connection with NU's proposal to replace Ryan Field with an open-air performance venue.

3. I have worked in the professional audio industry for 47 years. I have served as director of technical support and held positions in marketing, engineering, application engineering, and advanced product planning. I am a member of the Acoustical Society of America and the Audio Engineering Society and a contributing author to *Handbook for Sound Engineers* (3rd and 4th eds). I have a B.A. degree from the University of Illinois-Urbana and have lived in Evanston – about a half-mile from Ryan Field – for more the 20 years.

Review of WJHW Report

4. In connection with NU's proposal to build a new performance venue at the current Ryan Field site, I have:

a) Reviewed the "Environmental Assessment Review and Summary" that NU submitted in support of its proposal. Dated April 20, 2023, it was signed by Greg Hughes on behalf of Wrightson, Johnson, Haddon and Williams, revised on June 27, 2023 ("WJHW First Revised Summary"), and revised again on August 4, 2023 ("WJHW Second Revised Summary");

b) Reviewed Northwestern University's June 27, 2023 response to the City of Evanston's June 12, 2023 staff review letter;

c) Attended virtually the June 27, 2023 town hall during which NU representatives, including a WJHW principal, responded to residents' questions about NU's proposed new stadium;

d) Recorded sound level measurements at various locations in Evanston, including my home;

e) Communicated with three leading Front-Of-House ("FOH") audio engineers. Collectively, their experience touring with bands and other acts that perform in venues similar to NU's proposed entertainment venue exceeds 90 years. These FOH engineers are still working, still on tour, and asked that I not reveal their identities. The performers who have employed these engineers are known worldwide;

f) Communicated with a work colleague who attends eight to ten major Chicago-area concerts per year, including sites such as Wrigley Field, Allstate Arena, United Center, and other large venues;

g) Reviewed NU's revised proposal as summarized on NU President Michael Schill's August 17, 2023 "Letter to the Evanston Community: Revised Ryan Field Proposal Based on Feedback"; and

h) Reviewed NU's "Proposed Modifications to Original May 2, 2023 Application" dated August 18, 2023 and posted to the City of Evanston's website on August 22, 2023.

WJHW Relies Solely on Underlying Data that Henderson Engineers Collected for NU

5. The conclusions of any sound study are only as valuable as the assumptions and facts upon which the study is based. WJHW based its summary "solely on the data" presented to it by another NU consultant, Henderson Engineers ("Henderson"). "No additional analysis was conducted," the WJHW reports state in their introductory paragraphs. (WJHW First Revised Summary, p. 1; WJHW Second Revised Summary, p. 1)

Henderson's Data is Inadequate for the Analysis of Concert Noise

6. Henderson collected only two sets of data. One set came from football gameday sound measurements conducted in October 2022 when 32,000 fans watched Wisconsin beat Northwestern 42-7 in a game that was never close. None of the measuring devices was placed on the field itself or in the stadium's seating area. Henderson's only other data set came from a non-game-day weekend in December.

7. Based on that data, Henderson found that as the game began, noise levels spiked momentarily to almost 85 dBA-SPL (decibels of "A" spectrum – sound pressure levels). A-weighting is appropriate for measuring noise that the human voice creates, such as crowd noise. But it purposefully undervalues low- and high-frequency noise. Henderson did not provide the type of data that are essential to evaluating noise from touring bands, which generate far more low-frequency "C" spectrum sounds (dBC-SPL) from a kick drum, a bass, a keyboard synthesizer, and other instruments.

8. Henderson's dBA-SPL data revealed only "spikes" in football crowd noise level. WJHW's most recent summary asserts for the first time that Henderson's data includes tailgating activities near the sound monitors in the NU parking lot. (WJHW Second Revised Summary, p. 4). That noise is not comparable to the sustained, low-frequency sound pressure levels of concert construction over several days or pop/rock/hip-hop music over several hours.

9. Based on Henderson's data comparing gameday and non-gameday dBA-SPL noise levels, the WJHW First and Second Revised Summaries state that the proposed arena's concert sound levels would be no worse than everyday sounds in the neighborhood, concluding, "[S]tadium sound is not inaudible at the residences, but it does not appear to appreciably add to the typical ambient levels therein." (WJHW First Revised Summary, p. 3; WJHW Second Revised Summary, p. 3)

10. Based on sound level measurements taken at my home 0.5 miles from the stadium, ambient non-gameday sound levels are 40-45 dBA-SPL – far lower than the WJHW First and Second Revised Summaries' assertion of 50-65 dBA-SPL and its proposed "target" of 65 dBA for residences near the proposed venue. (WJHW Second Revised Summary, p. 13)

The WJHW First and Second Revised Summaries Do Not Consider All Sound-Related Aspects of a Stadium Concert

11. Coupled with my own professional experience, the information that I gained from three experienced touring-band engineers is reflected in the analysis set forth in this section.

NU Underestimated the Number of Semi-Tractor Trailers (typically 53' in length) Required to Transport Equipment for Touring Concert Acts

12. Concert-related noise begins with the vehicles that haul necessary concert equipment to the venue. The touring acts that NU seeks to attract require a minimum of 10 to 15 semi-tractor trailers (53' in length), and some acts require many more. Taylor Swift used 50 semi-tractor trailers for her summer 2023 concerts at Soldier Field. A current tour uses 17 trucks: six trucks for staging (for a 64' by 64' stage used in open air shows), two for lights, three for audio, two for video, one for camera control (remote broadcast van), two for AC generators (for backstage, lights, video, sound), and one smaller truck for catering.

13. The WJHW First and Second Revised Summaries omit any discussion of this issue.

Length of Time for Load In/Set Up

14. For each concert, construction/assembly noise is created for a minimum of least three to five days, starting with load in and set up prior to the concert itself. The minimum time

to load in and set up for a concert is 20 hours, typically spread over three days. Some acts take far longer. The current tour mentioned above (17 semi-tractor trailers) requires a minimum of seven days. Depending on load-in facilities (ease of truck access to the venue; trucks park outside and forklifts carrying equipment inside), it can take between three and five days for stage set up; three days for sound, lights, and video set up; then a general rehearsal on the day of the show.

15. Some bands may require a week or more for load in and set up. This 2½-minute time-lapse video is an example of the process for a concert by the band Rammstein at a 32,000-seating capacity stadium comparable to NU's proposed venue that would seat 28,500 at concerts (and 35,000 at football games): https://www.youtube.com/watch?v=JgGuRKgvWQ4

16. In response to residents' questions on June 27, NU stated that the time required for load in and set up was only a few hours before and after each show.

Timing, Length, and Volume for Sound Checks

17. Usually, sound checks occur on the day of the show and take two to three hours. These checks are performed at full concert loudness because their purpose is to simulate the actual performance.

18. The WJHW First and Second Revised Summaries estimate "the typical concert to be about 3-4 hours." (WJHW First Revised Summary, p. 6; WJHW Second Revised Summary, p. 9) It does not mention sound checks. In response to a resident's question on June 27, NU's representatives stated that such checks take only a few minutes and are not conducted at full performance loudness.

Loudspeaker Systems

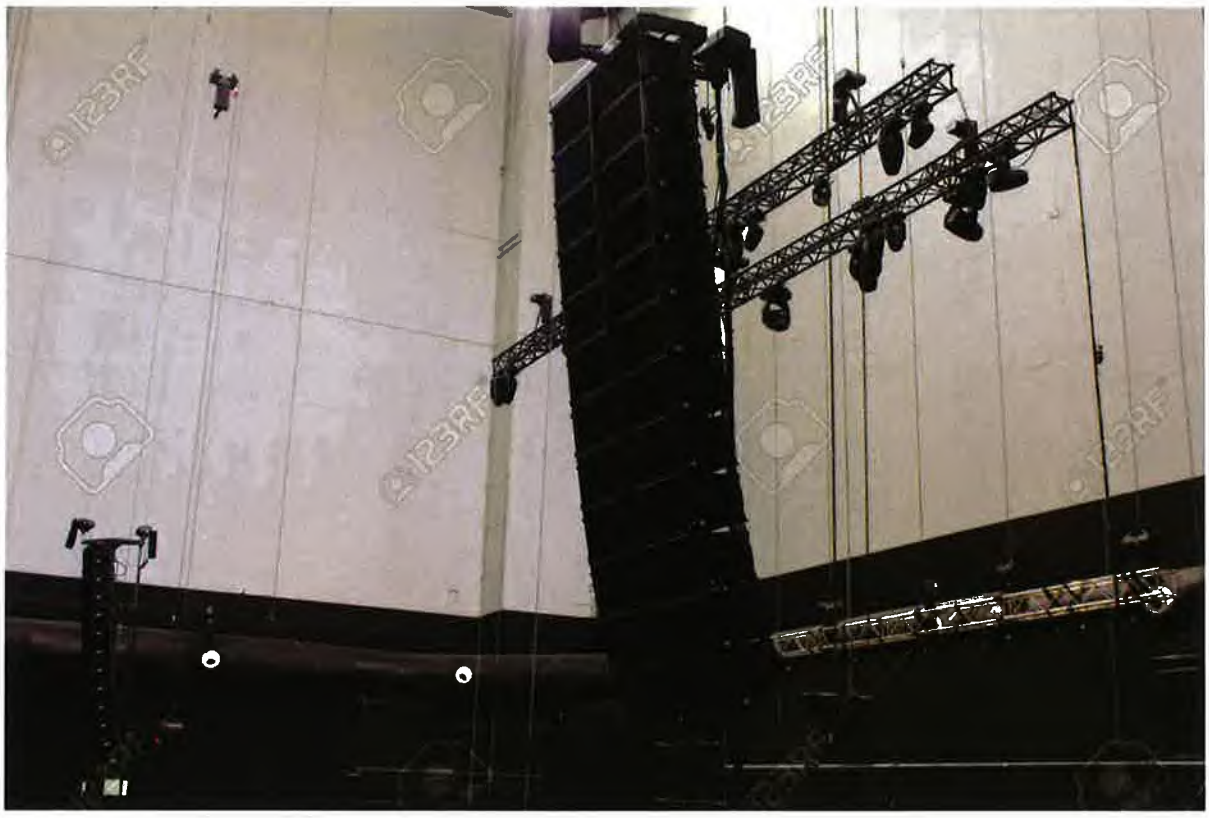
19. In addition to six concerts with a 28,500-seating capacity, NU's latest submission dated August 18, 2023, is inconsistent with President Michael Schill's August 17, 2023 "Letter to the Evanston community." Schill stated that the university was no longer seeking "an unlimited number of 10,000-person University events at Ryan Field."

20. But NU's August 18, 2023 text amendment application still seeks to host an unlimited number of events with seating for up to 10,000 people "within an enclosed building." That may well include the stadium because the seating capacity of the only *fully*-enclosed NU building in the U-2 area – Welsh-Ryan Arena – is only 7,500.

21. And consistent with Schill's letter, NU seeks 60 days of outdoor "community-based activities" with up to 7,500 attendees and includes musical performances.

22. For the reasons described below, those "smaller" musical events could produce more noise pollution than their 28,500-capacity counterparts.

23. At the June 27 town hall session, WJHW's representative stated that the Henderson simulation assumed loudspeakers were a "line array," which most large touring acts use. The WJHW Second Revised Summary stated that its simulations assumed a line array speaker system and included a photo. (Fig. 3, p. 7) Here is another photo of a line array suspended over the stage:



24. A line array is effective at focusing the sound at the audience and minimizing "noise spill" into the surrounding areas. Noise spill is NOT eliminated; it is reduced. Line arrays are expensive and typically only major touring acts can afford to rent/lease/install them.

25. Smaller acts or local acts often cannot afford line arrays and instead use loudspeaker clusters located to the left and to the right of the stage:



26. For the smaller/local acts, assuming the WJHW-stated sound levels of 101 dBA-SPL, the noise spill into the surrounding areas when using stage-located loudspeakers could be more intrusive because these types of loudspeakers do not focus sound efficiently. As a result, smaller/local musical acts could generate as much or more concert noise than the six 28,500-capacity concerts.

27. The WJHW Revised and Second Revised Summaries do not mention the non-line array loudspeaker systems that would be associated with as many as 60 days of musical performances *outside* the stadium.

Concert Sound Levels

28. A heavy metal band or a "punchy" rock band performs at levels exceeding 100 dBA-SPL as measured at the FOH sound console.

29. The WJHW First and Second Revised Summaries state that Henderson's "simulation" of a touring act in the proposed venue assumed a maximum decibel level of 101 dBA-SPL at the sound console. (WJHW First Revised Summary, p. 4; WJHW Second Revised Summary, p. 7)

Compliance with Local Maximum Sound Pressure Levels and Other Performance Issues

30. It is unlikely that NU or the FOH engineer can be relied upon to abide by local laws/restrictions on maximum sound pressure levels. The WJHW First and Second Revised Summaries expressly note NU's resistance to maximum permissible sound pressure levels that would make the proposed stadium "uncompetitive in a competitive market" (WJHW First Revised Summary, p. 9; WJHW Second Revised Summary, p. 14).

31. With increased traffic, street closures, and parking issues, large concerts rarely start on time. It is common for concerts to begin 30 to 90 minutes late.

32. Some artists refuse to begin performing until the seats are full. Others are being kind and waiting for members who are delayed. At a recent concert scheduled from 8:00 pm to 11:00 pm, the sole featured act did not hit the stage until 9:30 pm. Per the agreed upon curfew, the concert was supposed to end at 11:00 pm. At that time, the artist told the audience that it would continue playing until 12:30 am and the band would "pay the fine." In Taylor Swift's summer 2023 tour, two of her concerts went past the 11:00 pm curfew in Santa Clara, CA. The fine for fireworks each night was $1,000. Officials are still determining Swift's concert fines, but previous curfew violations resulted in fines ranging from $750 to $2,100. Clearly, fines are not a deterrent.

33. Even if enforced, the 10:00 pm proposed ending time for concerts is still long past the time that children and many adults go to sleep.

Post-Concert Teardown/Load Out

34. Typically, the dismantling and load out of sound, lighting, and video begins immediately after the concert and continues overnight. The process typically takes 15 to 18 hours and takes two full days or more. The goal is to get the equipment to the next concert venue as soon as possible. But depending on local logistical conditions, teardown and load out can take longer than two to three days. The noise generated by load out is similar to that created during load in.

35. On June 27, NU's representatives told Evanston residents that dismantling and downloading the equipment would not begin on the evening following the concert, would take little time, and would pose no serious noise and traffic disruptions.

The Need for Additional Power Generation

36. Depending on the concert production and the venue's capabilities, AC generators powered by diesel fuel and mounted on flatbed trucks are usually needed to supply power beyond what is required for a football-only stadium. Lighting, sound system equipment, and giant video screens are power hungry.

37. The WJHW First and Second Revised Summaries do not account for this issue or the additional noise that such generators create.

Pyrotechnics

38. Pyrotechnics/fireworks are common in today's concerts. It is impossible to effectively contain the light and sound that they generate within an outdoor venue.

39. In response to residents' questions on June 27, NU's representatives stated that the light and sound from fireworks could be confined to the proposed venue.

dBA-SPL v. dBC-SPL Sound Pressure Levels

40. Controlling the low frequency noise spill to the surrounding areas is difficult. For example, at 500' from the stage front, high frequencies would be considerably softer, but low frequencies would still be similar to sound levels inside the venue.

41. At the June 27, 2023 Town Hall, NU's representatives admitted that the original WJHW Summary did not include dBC-SPL measurements or conclusions and said that they were "now reviewing" that issue. Subsequently, the WJHW First and Second Revised Summary dated June 27 and August 4, 2023, respectively, included a simulation map showing that dBC-SPL noise level transmission levels vastly exceed the predicted dBA-SPL levels.

Questions Surround Henderson's Assumed Concert Noise Level

42. At a rock concert, the FOH sound console controls the sound levels emanating from the stage. Typically, the level emitted by the loudspeaker array or cluster is at least 110 to 115 dBA-SPL and can range as high as 120 – 130 dBA-SPL. As noted above, concerts also generate large amounts of low-frequency sound more appropriately measured in dBC-SPL.

43. For weeks, residents asked NU and WJHW to supply Henderson's underlying raw data that would reveal the sound levels actually used in its proffered "simulation," as well as the locations for measuring that level.

44. Having all of the data and assumptions underlying Henderson's work is critical because those data and assumptions affect predicted outcomes. In an acoustic study, even small modeling errors can have a dramatic impact on the predicted sound to the human ear of a real-world pop/rock/hip-hop concert. As a recent article explains:

    "The decibel scale is logarithmic, not linear: With every 10 dB increase, the sense of loudness to the ear generally doubles. And that means regular exposure to even a few more decibels of noise above moderate levels can trigger reactions that are harmful to health." ("Chronic Noise Proves Deadly," *New York Times,* June 9, 2023)

45. Even ignoring altogether low-frequency dBC-SPL levels that touring bands generate, a level of 110 dBA-SPL is twice as loud as 100 dBA-SPL; 120 dBA-SPL is twice as loud as 110 dBA-SPL.

46. The WJHW First and Second Revised Summaries note that an ambulance siren is 120 dBA-SPL. (WJHW First Revised Summary, p. 8, WJHW Second Revised Summary, p. 13) Other examples of noise levels from the proposed arena that will reach residences located several blocks away include:

- Leaf blower: 80-90 dBA-SPL
- Train whistle 500 feet away: 90 dBA-SPL
- Motorcycle 25 feet away: 90 dBA-SPL
- Subway train: 90-95 dBA-SPL
- Hair dryer: 78-87 dBA-SPL
- Garbage disposal: 80 dBA-SPL

47. Moreover, the sharp drop in dBA-SPL decibel levels at the stadium entrances shown in Henderson's depicted hypothetical simulations (WJHW First Revised Summary, Figs. 3, 5, pp. 5, 7; Second Revised Summary, Figs. 4, 6, pp. p, 11) is surprising for an assumed decibel level 101 dBA-SPL at the sound console, which typically is located 100 feet from the front of the stage. According to those depictions, the simulation produced only 80 dBA-SPL at open entrances to the stadium – a significant decline for such a short distance from the 101 dBA-SPL at the sound console. Because the WJHW First and Second Revised Summaries do not disclose the model's assumptions, it is not possible to verify this result either.

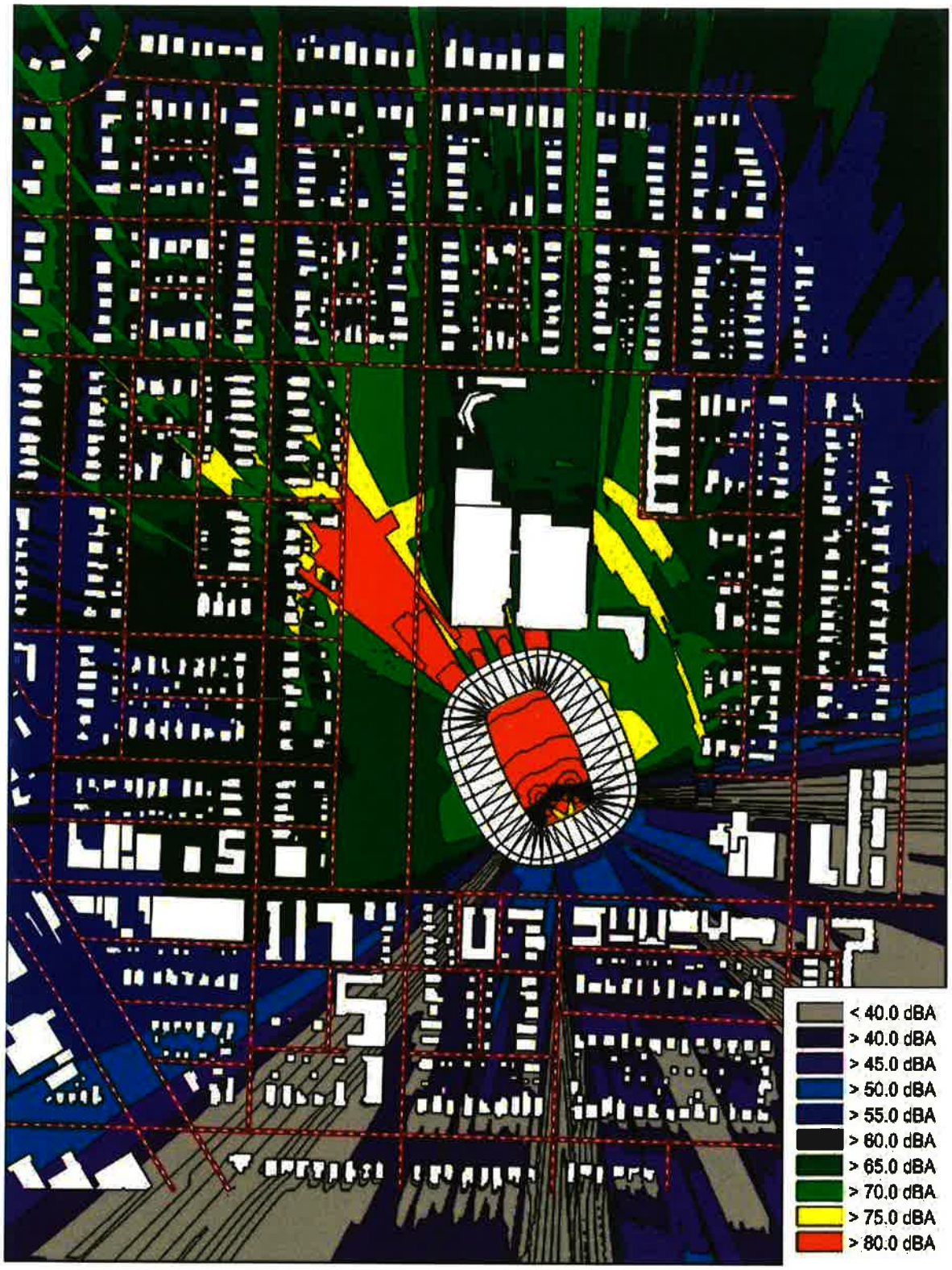
Even Accepting Henderson's Assumptions, the Simulation Demonstrates Excessive Noise Levels

48. Henderson's simulation demonstrates significant noise transmission far away from the stadium. At the recently renovated Catherine Waugh McCulloch park in Evanston and Wilmette's Maple Park – both of which are three blocks from the stadium with nothing but houses in-between – Henderson's simulation produced over 70 dBA-SPL. Henderson's dBC-SPL simulation produces sound levels that are substantially higher.

49. All of Henderson's simulations produced high sound levels to the north, northwest and northeast, but the simulation map arbitrarily ends only two blocks away from the stadium.

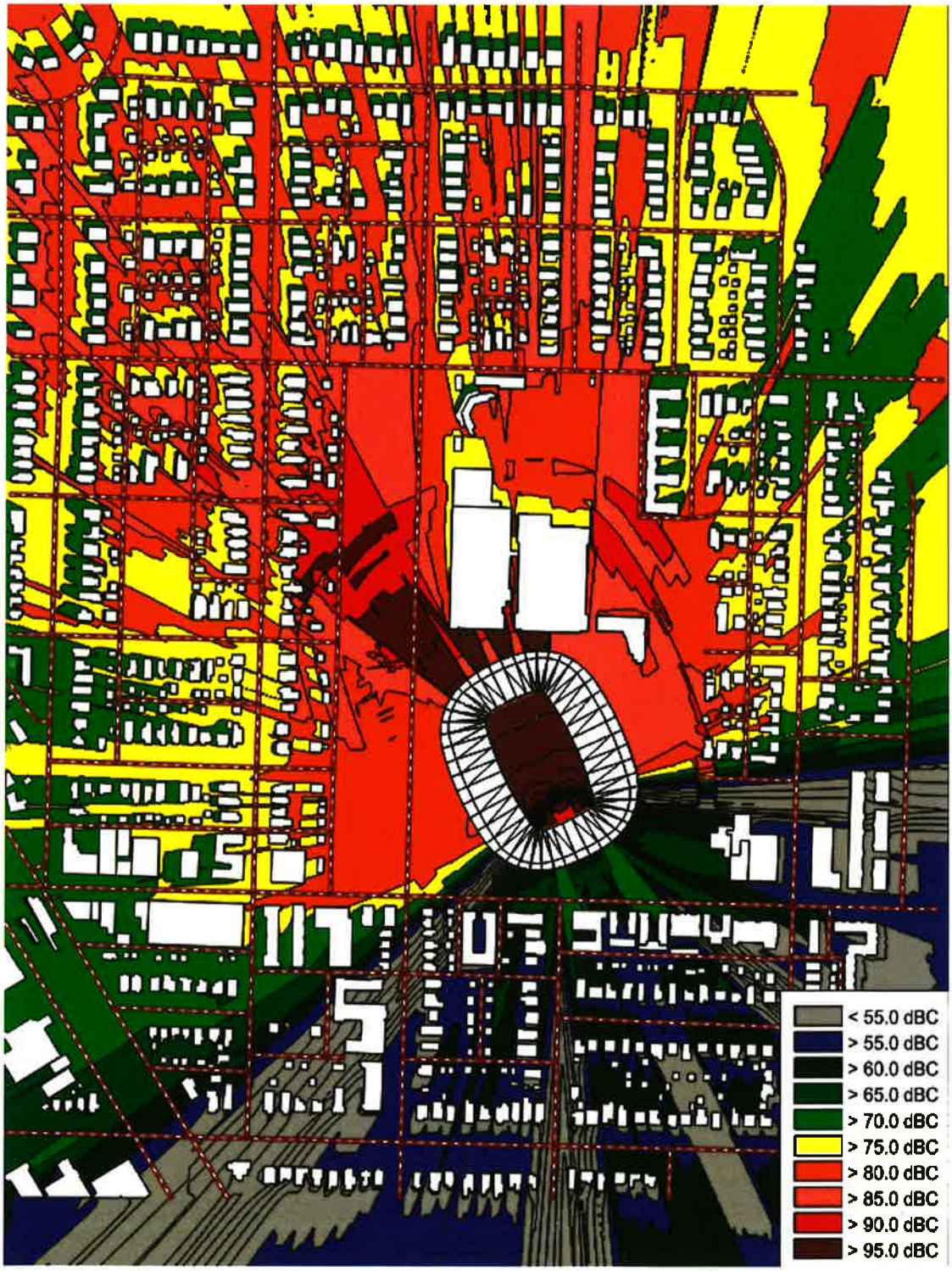
50. Here is Henderson's dBA-SPL chart:

Figure 4: Concert Environmental Assessment Results (dBA)



51. Henderson's dBC-SPL model produces even higher sound levels reaching far beyond the stadium:

Figure 5: Concert Environmental Assessment Results



52. Adjusting Henderson's model to assume greater than 101 dBA-SPL at the sound console, including appropriate dBC-SPL levels and the even louder highly impulsive noise levels

(such as a kick drum) that a touring band generates, will increase the intensity and geographic scope of the noise beyond what even Henderson projects.

The WJHS Summary Assumes Noise Reduction Features That "Value Engineering" May Remove

53. The WJHW First and Second Revised Summaries refer to two noise-reduction features that are "currently included in the stadium design" and several others that "could" be included. Any of those "mitigation" features could disappear in standard "value engineering" that occurs on every project.

"Value engineering" is Really Cost Cutting

54. Major construction projects go through a phase called "value engineering." Typically, it becomes necessary because the actual costs of the project exceed original estimates and budgets. Value engineering involves analyzing specific items and determining whether they can be eliminated to save costs. It is possible that noise mitigation features, promised in original construction documents, could be eliminated during value engineering.

Even the Proposed New Stadium's Noise-Reduction Features Will Have Little Impact on Concert Noise

55. **Distributed house sound system:** One element in the currently proposed design is "a distributed house sound system within the seating bowl." (WJHW First Revised Summary, p. 3' WJHW Second Revised Summary, p. 5) Such a system can be effective in minimizing the spread of a public announcer's voice into neighboring areas, as is heard during a football game. But a distributed house sound system is solely for voice announcements within the venue. It does not reduce crowd noise. It does not reduce concert noise. It is not used for music performance.

56. Moreover, touring bands bring their own sound system equipment. They do not use a venue's distributed house sound system. NU's other consultants acknowledge that such bands travel with a fleet of semi-tractor-trailers (53' in total length) to carry that equipment.

57. Even the WJHW First and Second Revised Summaries equivocate about the potential benefits of its proposed in-house sound system, stating only that, "this sound system ***will be helpful*** in reducing community sound impact and ***will likely result*** in less sound emission to the surrounding communities." (WJHW First Revised Summary, pp. 3-4; WJHW Second Revised Summary, p. 5; emphasis supplied) Again, this applies only to voice announcements within the venue.

58. **Canopy:** The second element in the current design is a "canopy above the seating bowl." (WJHW First Revised Summary, p. 4; WJHW Second Revised Summary, p. 6) But the field would remain open to the sky, so the proposed canopy will not provide appreciable concert noise reduction in the surrounding neighborhoods. Because the WJHW First and Second Revised Summaries do not disclose sufficient information about the basis for its modeling, it is not possible to assess the actual sonic impact of the proposed canopy.

59. Even if those items are not subsequently "value engineered" out of the project, Henderson's simulation demonstrates that, at best, those two items have only a minimal impact on noise transmission to the surrounding community.

60. **Vertical barriers:** The WJHW First and Second Revised Summaries are confusing in their treatment of this issue. The WJHW First Revised Summary mentioned "vertical barriers around open concourse or others areas" as potential mitigation features, but stated that were ***not*** part of the current NU design. (WJHW First Revised Summary, p. 6). The WJHW Second Revised Summary contains identical language (WJHW Second Revised Summary, p. 10), but it also says that "vertical barriers ***are included*** in the proposed stadium design." (WJHW Second Revised Summary, p. 6; emphasis supplied). At this point, it is not clear what vertical barriers are now included in the design for the stadium or what quantifiable impact, if any, they would have in reducing noise pollution from concerts in the stadium.

The WJHW First and Second Revised Summaries' Discussion of Potential Mitigation Steps is Speculative.

61. The WJHW First and Second Revised Summaries also list "some additional steps we think Northwestern could take to be cognizant of sound impacts and be a good partner with the residential community." Apart from being speculative, the three steps listed are not likely to be effective in reducing concert noise:

62. First, WJHW's suggestion that NU "limit concert sound levels" also acknowledges that NU is unlikely to reduce those levels sufficiently to make a difference: "We do not intend the limits set to be at such a low volume that enjoyment of the concert is compromised, nor to make the venue uncompetitive in a competitive market." (WJHW First Revised Summary, p. 9; WJHW Second Revised Summary, p. 14)

63. Moreover, the WJHW Revised Summary admits, "It may be difficult to determine appropriate interior [within the venue] sound limit at this time without understanding exactly how concert sound escapes the stadium in real events." (WJHW First Revised Summary, p. 9' WJHW Second Revised Summary, p. 14)

64. Second, installing "sound monitoring devices in and/or around the stadium" is only as effective as the enforcement mechanism that accompanies them. (WJHW First Revised

Summary, p. 9; WJHW Second Revised Summary, p. 14) At best, it is an after-the-fact remedial measure.

65. Third, WJHW's suggestion to "limit concert times and days" notes only that it "is often necessary to shut down concerts slightly earlier to reduce the potential of sleep interference in the community." (WJHW First Revised Summary, p. 10; WJHW Second Revised Summary, p. 14) Apart from its ambiguity, this speculative idea does not take into account the continuing noise from tear down and load out activities. Moreover, it does not account for the reality noted above: Some artists and venues prefer to keep performing and "pay the fine." Such a retroactive enforcement mechanism is ineffective to prevent dangerous noise pollution. Also, the fines allowed by law are small (typically under $1,000) and will have no economic impact on NU or the touring act production companies.

66. Ultimately, the WJHW First and Second Revised Summaries offer little assurance that any of the stadium's new design elements will have a significant impact at all on *concert* noise levels in the surrounding residential areas: "We would ***expect*** that these design features, combined with lower capacity, will ultimately result in less sound exposure to the residential properties surrounding the area compared to the ***current experience***." (WJHW First Revised Summary, p. 4; WJHW Second Revised Summary, p. 6; emphasis supplied) But the "current" stadium experience does not include pop/rock/hip-hop concerts.

Henderson Used a Model, Not a Real-Life Demonstration

67. In addition to assumed inputs that understate the resulting simulation of adverse impact from the proposed arena, Henderson's model is rife with uncertainty. A recent paper published in *Acoustics Today* explains the implications of that uncertainty:

"In acoustics, as in many fields, complex phenomena are often described with representations or models. Unfortunately, all models are inherently imperfect representation of the real world. Often, the models are highly idealized.

"Because models, whether computational or analytical, have inherent errors due to simplifications, laboratory and field experiments remain essential for validating models and understanding acoustical phenomena.

"Computational models are as ubiquitous in acoustics as they are in other areas of physics. Yet trust in these models relies on systematic and rigorous assessment, which is often challenging in itself. Neglecting uncertainty can lead to misinterpretation of model results, particularly when comparing against [real-life] experiments." (S. L. Martinelli (Penn State University), D. K. Wilson (U.S. Army Engineer Research and Development Center). A. S. Wixom (Center for Acoustics and Vibration, Penn State University), and C.

L. Pettit (M.S., Penn State University), "Uncertainty in Acoustical Modeling," *Acoustics Today*, Summer 2023, Volume 19, Issue 2 (Acoustical Society of America) pp. 28 – 35)

The WJHW Summary's Comparison to Local Evanston Events and Ravinia Are Irrelevant

68. The WJHW First and Second Revised Summaries suggest that pop/rock/hip-hop concerts from the proposed project are somehow comparable to neighborhood events, stating, "Our understanding is that there are already outdoor concerts occurring in Evanston in the same neighborhood, with no sound restrictions..." (WJHW First Revised Summary, p. 9; WJHW Second Revised Summary, p. 13) Evanston's local outdoor summer concerts bear no resemblance to the mega-concerts that NU seeks to host. In summer 2023, the OUT OF SPACE concerts (audience of 3,500 or less) set a limit of 95 dBA-SPL at the FOH console. The FOH console was 100 feet from the stage. A series of SPL measurements during the concert series confirmed that OUT OF SPACE kept its promised SPL limits, yet the concerts were still heard blocks away.

69. Likewise, the WJHW First and Second Revised Summaries compare NU's proposed stadium with Ravinia, asserting, "[A]nd other local venues like Ravinia have managed to find a way to balance the sound generated by concerts with the benefits they derive." (WJHW First Revised Summary, p. 9; WJHW Second Revised Summary, p. 13) But when an act performs at Ravinia, it must use the Ravinia stage and sound system. It operates on the 36-acre Ravinia Park; its seating capacity is only 3,500 in the pavilion with room for another 10,000 on the lawn.

70. In contrast, NU has none of Ravinia's time-tested noise controls or other unique geographic qualities. Instead, it proposes to place a major performance venue in the middle of a residential area that includes St Athanasius Church, dozens of homes, children's parks, a hospital with a Level 1 trauma center, and a fire station that serves the northern half of Evanston – all in the immediate vicinity. All are proximate to the proposed performance stage location. The Ryan arena would have a concert capacity of 28,500 – larger than the United Center (23,500), Allstate Arena (18,500), and Tinley Park (28,000).

Conclusion

71. The proposed Ryan Field acoustical report from Northwestern University's consultants contains numerous questionable statements. Among the most worrisome are: a) The WJHW First and Second Revised Summaries' total reliance on Henderson's data with no third-party confirmation that the original data is correct; and b) the employment of dBA weighting when dBA measurements purposefully undervalue low bass frequencies (kick drum, bass guitar) – the frequencies that travel the longest distances and create the most noticeable acoustical nuisances. In important respects, the WJHW First and Second Revised Summaries actually confirm residents' concerns that pop/rock bands performing in the arena will generate dangerous noise pollution that will travel for many blocks

beyond Northwestern's property line – well into quiet residential areas that include homes, churches, parks, playgrounds, a fire station, and a major hospital with a Level 1 trauma center. Depending on the precise sound pressure level reaching an area or building, the concert noise could be considered by OSHA to be of a dangerous level when endured over a span of hours.

Further affiant sayeth not.

Signed _____ this 24th day of August, 2023

Michael S. Pettersen
2737 Garrison Ave.
Evanston, IL 60201

NOTARY ACKNOWLEDGMENT

Subscribed to and sworn before me this 24th date of August, 2023

_____
Notary Public
My commission expires: 1/13/25



Addendum of Embedded links in Michael J. Pettersen Affidavit

Para. 6: "32,000 fans": https://en.wikipedia.org/wiki/2022_Northwestern_Wildcats_football_team

Para. 15: "2½-minute time-lapse video": https://www.youtube.com/watch?v=JgGuRKgvWQ4

Para. 32: "two of her concerts": https://www.sfchronicle.com/entertainment/article/taylor-swift-santa-clara-curfew-18277831.php#:~:text=The%20pop%20sensation%20blew%20past,p.m.%20on%20Saturday%2C%20July%2029

Para. 42: "120 – 130 dBA": https://www.hearnet.com/at_risk/risk_aboutloss.shtml

Para. 44: "Chronic Noise Proves Deadly": https://www.nytimes.com/interactive/2023/06/09/health/noise-exposure-health-impacts.html

Para. 46: "Train whistle 500 feet away": https://www.hearingconservation.org/assets/Decibel.pdf

Para. 46: "Motorcycle 25 feet away": https://www.electricalworld.com/en/Decibel-dB-Comparison-Chart/cc-42.aspx

Para. 46: "Subway train: 90-95 dBA-SPL": https://www.audicus.com/noise-levels-of-everyday-sounds/

Para. 46: "Hair dryer: 78-87 dBA-SPL": https://www.electricalworld.com/en/Decibel-dB-Comparison-Chart/cc-42.aspx

Para. 47: "depicted hypothetical simulations" https://www.cityofevanston.org/home/showpublisheddocument/91277/638276313534830000

State of Illinois)
County of Cook)

SECOND AFFIDAVIT OF MICHAEL S. PETTERSEN

Being duly sworn, the undersigned, Michael S. Pettersen deposes and states as follows:

Background and Experience

1. I am over the age of 18, a resident of Evanston, IL, and am competent to give this affidavit. I have personal knowledge of the facts set forth in this affidavit and, if called as a witness, could testify to them.

2. I have worked in the professional audio industry for 47 years. I have served as director of technical support and held positions in marketing, engineering, application engineering, and advanced product planning. I am a member of the Acoustical Society of America, of the Audio Engineering Society and a contributing author to the *Handbook for Sound Engineers* (3rd and 4th eds). I have a B.A. degree from the University of Illinois-Urbana and have lived in Evanston – about a half-mile from Ryan Field – for more than 20 years.

3. The following is a chronology of events regarding the city of Evanston and Arup Acoustics ("Arup"), a division of The Arup Group – a multinational professional services firm that provides design, engineering, architecture, planning, and advisory services across every aspect of the built environment. It employs about 17,000 people in over ninety offices across thirty-five countries and has participated in projects in over 160 countries, such as the Sydney Opera House.

   Arup Acoustics is highly respected in the field of performance venue design. Arup has designed numerous performance venues, a subset of which are situated near to residential areas.

4. **April 20, 2023:** The date of NU's consultant's sound summary ("WJHW Summary").

5. **April 28, 2023:** Paul Zalmezak, Economic Development Manager in the City of Evanston's Community Development Department, contacted Ryan Biziorek at Arup Acoustics to seek Arup's assistance in the evaluating NU's proposal, explaining:

   "Northwestern is claiming that the sound/noise that will travel into the surrounding residential areas will be 'no louder' than a football game. This claim seems questionable to some residents and City officials. Given Arup's extensive experience is designing music entertainment venues, particularly venues which are also surrounded by residential areas, the City is looking to Arup for objective, outside advice on the likely impact of sound/noise from the proposed concerts."

Zalmezak's request identified critical questions that Northwestern still has not resolved:

"Subjects of importance to the City of Evanston and its residents are:

1. How to draft an effective noise ordinance or MOU that would address sound/noise from the proposed concerts and from the construction/dismantling of the concert staging.
2. The possible conflicts between artistic expression, audience enjoyment, and being a good neighbor to the residents who live nearby.
3. The **transmission of sound/noise beyond the nearby area** due to wind, cold air layers, refraction, and other weather anomalies.
4. How **sound/noise ordinances can be enforced**, particularly with touring acts who set up, perform, and then leave town.
5. Sound/noise issues arising from vehicles required for **load-in and load-out**.
6. Sound/noise issues from **construction and dismantling of the staging, lighting, video screens, sound systems, and other equipment required by touring acts**.
7. A **lack of peer review for reports submitted by Northwestern** or its agents regarding sound/noise nuisance before, during, and after concert events.
8. Lack of computer-generated simulations to illustrate to City officials and others how the nearby residents could be affected by sound/noise emanating from the proposed entertainment complex.
9. Other areas of concern based on Arup's extensive experience consulting/designing music performance venues situated in residential areas. **What has the City of Evanston overlooked that Arup Acoustics knows are key to decision making**?"

6. **During the week of May 1:** Arup's Biziorek met with Evanston City Manager Luke Stowe.

7. **May 11:** Biziorek informed Zalmezak that Arup will submit its proposal the following week.

8. **May 18:** Arup's Geoffrey Sparks submitted Arup's $80,000 proposal to Zalmezak.

9. **May 23:** Arup's Sparks followed up to ask Zalmezak if he had any questions and invited him to call Biziorek or Sparks.

10. **June 7:** Biziorek sent Zalmezak another follow-up message. Zalmezak responded: "We are still working through a decision making process." Biziorek answered: "Look forward to hearing from you soon."

11. **Mid-to-late June:** Concerned about Zalmezak's delay, an Evanston city council member suggested that the economic development manager transfer the task of dealing with Arup to the Planning and Zoning Division of the Community Development Department, and Zalmezak agreed to do so.

12. **June 27:** The date of WJHW's Revised Summary ("WJHW Revised Summary"), which did not change any of the analysis or conclusions in the original April 20 WJHW Summary.

13. **June 28:** Council member Eleanor Revelle forwarded Arup's proposal to me, asking for my assistance pro bono in working with Arup's representatives to revise the proposal:

    "Community Development staff have suggested that what could be more useful for us would be if Arup would review and critique the WJHW [Wrightson, Johnson, Haddon and Williams] assessment (along with the Henderson data [upon which WJHW relied exclusively for its summary of the acoustic impact of the proposed stadium]). We assume this would be much less expensive and would not take nearly as long as the study that Arup has proposed. But it would give us very useful information for the Land Use Commission's and City Council's consideration of the NU concert proposal."

14. **June 30:** I informed Revelle that I have reviewed the proposal and worked with Arup to revise it. Revelle forwarded my suggestions to Meagan Jones in the Planning & Zoning Division of the Community Development Department. Revelle said that if the cost exceeds $25,000, she will have to obtain city council approval, which will delay the process.

15. **July 7:** Biziorek sent Zalmezak Arup's revised proposal. It was below the $25,000 maximum:

    "Attached is our revised proposal that reflects items Michael and I discussed:
- Providing a fee per phase
- Modifying Part 1 scope to:
    - include site noise survey
    - reducing community meetings from two to one
    - Review of up to two key documents
    - Moving scope for noise code precedents to Part 2"

16. **July 9:** The City of Evanston informed me that it will not hire Arup for the acoustical study, but will hire SAFEbuilt instead. The email included this statement: "Liz Williams [Planning & Zoning Manager in the Community Development Department] asked SAFEbuilt whether they had 'sound expertise' on their team, and she was assured that they do."

17. Unfamiliar with SAFEbuilt's claimed "sound expertise," I investigated the firm's acoustic experience with projects comparable to NU's proposed stadium. On the SAFEbuilt web site, I searched for:

    Acoustics: no results found
    Sound: results found did not apply to the Ryan Field proposal
    Noise: one result 'code compliance inspector'

Weighting: no results found

18. Consistent with my professional opinion as a member of the sound industry, SAFEbuilt's promotional website did not confirm any expertise or experience in the field of acoustical design of entertainment venues, sound system design, prediction of sound levels in surrounding areas, and other technical audio fields relating to the concert sound/noise issues of the Ryan Field proposal.

19. Likewise, SAFEbuilt's promotional website did not promote any capabilities that would position it to assess the WJHW Revised Summary discussing the acoustical impact of the proposed Ryan Field entertainment venue.

20. In my professional opinion, SAFEbuilt is not a recognized company in the field of professional sound systems or in the field of acoustical design of entertainment venues."

21. **July 11:** Zalmezak sent Biziorek this message:

"We have finally made a decision on a path forward regarding sound analysis. My apologies for the delay. We have decided to scale back on budget and time and utilize the services of our community development services consultant SAFEbuilt. I appreciate the time you spent on the proposal and with the city manager and me."

22. Shortly thereafter, the city of Evanston's website for the Ryan Field project added this item about its third-party review of Northwestern's consultants' reports:

"Staff is using a 3rd party company, Interwest Consulting Group, whose parent company is Safebuilt, to do a Peer Review of the traffic study and environmental assessment review (sound study) submitted by Northwestern as part of their application documents. Interwest provides engineering and planning services and staff we are working with has experience in those fields and specifically with California Environmental Quality Act (CEQA) and The National Environmental Policy Act (NEPA) which are stricter guidelines that speak to mitigating environmental impacts (to air/water quality, noise, or nature) that a project may create."

23. According to Interwest's website, it is "a member of the SAFEbuilt family of companies. Together, with our parent organization and other subsidiary partners, we're helping to promote the safety and growth of communities across the country."

24. Does Interwest have the technical expertise to effectively evaluate the acoustical/sound/noise claims found in the WJHW Revised Summary about the Ryan Field entertainment venue proposed by Northwestern University?

    As a 47-year veteran in the professional audio field, my opinion is "No, it does not."

25. Definition: An architectural acoustical consulting firm works with architects on technical issues regarding sound and noise. A specialty subset of architectural acoustical consulting firms are designers of performance venues, e.g., concert halls, theaters, multi-purpose stadiums, amphitheaters, and other performance edifices. In addition to the acoustical aspects of such venues, these architectural acoustical consulting firms have expertise in sound system design, intercommunications design, concert noise mitigation, equipment load-in and load-out logistics, staging, and other technical aspects of touring performing acts. This is a highly specialized field.

26. Rationale: For over thirty years, I managed the architectural acoustical consultant liaison program for my employer. My duties included: 1) Maintaining an accurate and up-to-date database of architectural acoustical consulting firms in the United States and Canada; 2) Visiting the key architectural acoustical consulting firms on a regular basis; 3) Creating and maintaining business relationships with the principals and the engineers of key architectural acoustical consulting firms; 5) Understanding the business models of architectural acoustical consulting firms to affirm that my employer was providing the required support and information. 6) Staying up to date on technical papers and articles published by architectural acoustical consulting firms.

27. Architectural acoustical consulting firms have common characteristics.

- Many firms are members of the National Association of Acoustical Consultants.
- Many firms and their employees are members of the Acoustical Society of America.
- Many firms and their employees are members of the Audio Engineering Society.
- Firm employees regularly present technical white papers at Acoustical Society of America meetings, and at Audio Engineering Society meetings.
- Firm employees regularly publish technical articles in magazines and e-magazines for the professional audio industry.
- The websites of architectural acoustical consulting firms plainly state their experience and expertise in designing performance venues. An example of a website statement, "*Acoustic consulting - We design environments acoustically to enhance commercial and cultural life and to minimize the unwanted effects of noise and vibration.*"

28. My research on Interwest showed:

- Interwest is not a member of the National Association of Acoustical Consultants.
- Interwest is not a member of the Acoustical Society of America.
- Interwest is not a member of the Audio Engineering Society.
- Interwest has not presented technical white papers at Acoustical Society of America meetings, and at Audio Engineering Society meetings.
- Interwest has not published technical articles in magazines and e-magazines for the professional audio industry.

- The Interwest website makes no mention of expertise in architectural acoustics, concert sound/noise mitigation, sound system design, or other specialized areas related to performance venues.

29. Conclusion: Interwest does not have the technical expertise to effectively evaluate the acoustical/sound/noise claims found in the WJHW Revised Summary about the Ryan Field entertainment venue proposed by Northwestern University. To date, I have seen nothing from Interwest's work on the Ryan Field proposal that changes my opinion. In fact, what appears to be Interwest's work product confirms my opinion that it lacks such expertise.

30. On August 2, 2023, the city of Evanston posted a Staff Review Letter to Northwestern dated July 31, 2023. Appended to that letter is a two-page document titled, "WJHW Environmental Assessment Review and Summary – Comments," (which is the WJHW Revised Summary referenced herein).

31. The Comments reflect Interwest's work. Although described as an "Interwest Peer Review" of the June 27, 2023 sound study that WJHW submitted, the Comments simply list questions and recommendations. They assumes without the critical analysis required for a peer review that the WJHW Revised Summary is accurate and reliable. But as detailed in my first affidavit, the WJHW Revised Summary contains errors, undisclosed and unverified assumptions, and unsupportable conclusions.

32. As I concluded in my prior Affidavit: "The proposed Ryan Field acoustical report from Northwestern University's consultants contains numerous questionable statements. Among the most worrisome are: a) The WJHW Revised Summary's total reliance on Henderson's data with no third-party confirmation that the original data is correct; and b) the employment of dBA weighting when dBA measurements purposefully undervalue low bass frequencies (kick drum, bass guitar) – the frequencies that travel the longest distances and create the most noticeable acoustical nuisances. In important respects, the WJHW Revised Summary actually confirms residents' concerns that pop/rock bands performing in the arena will generate dangerous noise pollution that will travel for many blocks beyond Northwestern's property line – well into quiet residential areas that include homes, churches, parks, playgrounds, a fire station, and a major hospital with a Level 1 trauma center. Depending on the precise sound pressure level reaching an area or building, the concert noise could be considered by OSHA to be of a dangerous level when endured over a span of hours." (Aff. Para. 69)

Further affiant sayeth not.

Signed  this 9 day of August, 2023

Michael S. Pettersen

2737 Garrison Ave.
Evanston, IL 60201

NOTARY ACKNOWLEDGMENT

Subscribed to and sworn before me this 9 date of August, 2023

Notary Public
My commission expires: 11-2-23

OFFICIAL SEAL
Joan Haas
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Nov. 2, 2023

STATEMENT OF MARY ANNE WEXLER

1. My name is Mary Anne Wexler. I am over 18 years of age and a resident of Evanston, IL. I am competent to give this statement. I have personal knowledge of the facts set forth in this statement and, if called as a witness, could testify to them.

2. Beginning on August 20, 2023, I sent emails to Mayor Daniel Biss and various members of the Evanston City Council requesting an explanation of the document that appeared on the city of Evanston's "Proposed Project" website for the Ryan Field Stadium.

3. Specifically, I wanted to know about Northwestern University's submission of a Draft Letter of Intent (LOI) for a Memorandum of Understanding, which included this language:

   "This letter sets forth the commitment that Northwestern University (the "University") and the City of Evanston (the "City") *share* regarding the intention of the parties to enter into a Memorandum of Understanding (the "MOU") regarding the operation of Ryan Field for *events ticketed for at least ten thousand individuals* following its redevelopment.

   And:

   [NOTE: *As discussed with City staff*, final public benefits associated with the redevelopment of Ryan Field, including *additional financial contributions by the University, remain under negotiation* between the City Council and University and will be finalized prior to submission of the application for City Council review.]

4. My email thread seeking answers to whether anyone had been negotiating secretly with Northwestern on behalf of the city is Exhibit A to this Statement.

Signed Mary Anne Wexler this 25th day of August, 2023

Mary Anne Wexler

EXHIBIT A

E-mail exchange among Mary Anne Wexler, Claire Kelly, Eleanor Revelle, Luke Stowe, and Daniel Biss

On Sun, Aug 20, 2023 at 9:14 AM Mary Anne Wexler <maryanneishome@gmail.com> wrote:
This was published today. I hope it's not another example of a done deal without the community.
Mary Anne

https://www.cityofevanston.org/home/showpublisheddocument/91345/638279612189434797

***

On Aug 20, 2023, at 1:29 PM, Clare Kelly <ckelly@cityofevanston.org> wrote:

Hello Mary Anne,

Thank you for writing. I understand your concern. This MOU has not yet been discussed with Council. I am not clear on the status of this document or how it came to be.

Luke, Eleanor, or Daniel, do you have any information regarding this document and the referenced MOU?

Thank you.

Clare

***

On Aug 20, 2023, at 3:50 PM, Eleanor Revelle <erevelle@cityofevanston.org> wrote:

Over the past several months, in their responses to questions from staff for additional detail and information, NU has stated that the requested information would be forthcoming in a future MOU. So in their July 31 staff review letter to NU, staff requested at least an outline of the contents of this promised MOU. NU has now provided a letter of intent that outlines the contents of the MOU.

9. An outline of the MOU between Northwestern University and the City should be provided prior to the Land Use Commission meeting that includes but is not limited to items that have been stated in previous staff review letters.

RESPONSE: Enclosed is a draft letter of intent that outlines the items that will be included in the future MOU

The new document is not the MOU itself but rather a letter of intent listing the subjects to be addressed in the eventual MOU.

Eleanor

***

On Aug 20, 2023, at 4:44 PM, Mary Anne Wexler <maryanneishome@gmail.com> wrote:

Eleanor,
Thank you for responding. I'm still a little unclear though…is this document Northwestern's first offer letter of intent? Or something else?
Is it publicly available from the city?
Mary Anne

Sent from my iPhone

***

On Sun, Aug 20, 2023 at 5:11 PM Eleanor Revelle <erevelle@cityofevanston.org> wrote:
It is NU's only letter of intent. It is posted on the city's Proposed Projects webpage, the last item in the third set of documents posted for the Ryan Field Stadium project. Note the language in the final paragraph:
The parties agree that this letter of intent is **non-binding** upon the University and the City, and that it
indicates only the intention of the parties regarding the terms of the arrangement.

It is really only a list of the topics to be addressed in the eventual MOU. It's the details to be spelled out in that document that will be of major importance.

***

On Aug 20, 2023, at 7:34 PM, Clare Kelly <ckelly@cityofevanston.org> wrote:

Thank you, Eleanor. I appreciate the explanation.

I understand Ms. Wexler's concern, however. The way the letter reads suggests that this is an agreement that NU crafted in conjunction with City staff/officials. As stated in this proposal ... "This letter sets forth t**he commitment that Northwestern University (the "University") and the City of Evanston (the "City") share** regarding ...." makes it appear to be a done deal. Just

seems the proposal should simply refer only to NU's intention without implicating the CIty if there has not yet been any actual negotiations or agreement between the two parties. That's the point of confusion.

Clare

***

On Aug 20, 2023, at 7:55 PM, Luke Stowe <lstowe@cityofevanston.org> wrote:

Good Evening All,

I'll let Councilmember Revelle offer additional details as needed. The referenced document is essentially a boilerplate document which *could* eventually become an agreed upon MOU *if* directed and approved by the city council. As CM Revelle stated "It's the details to be spelled out in that document that will be of major importance."

I hope that is helpful.

Thank you,
Luke

Sent from my iPhone

***

On Aug 20, 2023, at 9:14 PM, Mary Anne Wexler <maryanneishome@gmail.com> wrote:

I guess my question, Mgr Stowe, is
Did City Staff work with Northwestern on this "boilerplate" document? And will Evanston staff join with Northwestern in presenting this document at the LCM hearing Sep 6th?
Thanks for helping me understand the process.
Mary Anne Wexler

Sent from my iPhone

***

On Aug 21, 2023, at 7:09 AM, Luke Stowe <lstowe@cityofevanston.org> wrote:

Good morning Ms. Wexler,

I am copying in our Planning Manager, Liz Williams, for her to share additional information.

Thank you,
Luke

***

On Mon, Aug 21, 2023 at 8:29 AM Mary Anne Wexler <maryanneishome@gmail.com> wrote:

Having reflected on this chain of emails exchanged about this MOU stadium document https://www.cityofevanston.org/home/showpublisheddocument/91345/638279612189434797
from Northwestern, I think it is clear that it is inappropriate and a violation of the process for the City of Evanston to appear as a participant on any stadium proposal to the LUC or City Council. Such apparent participation taints the process with the stench of a decision made behind closed doors in secret from the community.
The MOU referenced must not be submitted to LUC, or any decision making body, with the City of Evanston listed as a participant. It calls into question the integrity of the City of Evanston, and of the entire decision making process on the Northwestern Stadium.
Actually, I have trouble understanding why Northwestern's football stadium appears on the City of Evanston's Proposed Projects list at all? I thought it was Northwestern's proposed project.
Please let me know that the City of Evanston will be removed from the MOU proposed to be presented to the LUC.
Thank you,
Mary Anne Wexler

***

Sent from my iPhone

On Aug 21, 2023, at 8:45 AM, Daniel Biss <dbiss@cityofevanston.org> wrote:

Thanks for writing, Mary.

From where I sit, what's been done is not only appropriate but positive and important. Residents have lots and lots of questions about this project for obvious reasons, which is why having a repository for information about it online is critical. Understanding what an MOU could look like if the project were to go forward is important for decision-makers at the LUC (and, potentially, eventually the Council). Removing this information would impair the ability of decision-makers to do their jobs well. It would also impair the ability of community members to learn as much as possible about this project as they develop and advocate for their own positions.

Best,

Daniel

***

On Mon, Aug 21, 2023 at 9:49 AM Mary Anne Wexler <maryanneishome@gmail.com> wrote:

Daniel,

I don't want to remove any information.
I want to remove the idea that the City is a participant in Northwestern's proposal.

From the MOU:
[NOTE: *As discussed with City staff*, final public benefits associated with the redevelopment of Ryan Field, including additional financial contributions by the University, *remain under negotiation between* the City Council and University and will be finalized prior to submission of the application for City Council review.]"
Who at NU has discussed what with "City staff" - and when? What is "under negotiations between the City Council and University" regarding "additional financial contributions" - and by whom and when?

It is not in keeping with your promises to the community to negotiate with Northwestern in secret from us, before the LUC hearing (that Northwestern has cancelled so many times), which we have been promised is an unbiased, uncompromised hearing in which we can participate, and BEFORE the City Council votes. You will be sitting as the tie breaking vote on that Council. You're supposed to be listening, with an open mind, not negotiating.

Aaron Cohen quoted an old Yiddish expression in the Round Table last week that I think applies…Don't piss on my back and tell me it's raining.
Take your thumb off the scale.

Mary Anne

From: Clare Kelly <ckelly@cityofevanston.org>
Date: August 21, 2023 at 12:44:08 PM CDT
To: Mary Anne Wexler <maryanneishome@gmail.com>
Cc: Daniel Biss <dbiss@cityofevanston.org>, Eleanor Revelle <erevelle@cityofevanston.org>, Robert Gettleman <Robert_Gettleman@ilnd.uscourts.gov>, Luke Stowe <lstowe@cityofevanston.org>, Elizabeth Williams <ewilliams@cityofevanston.org>
Subject: Re: A Behind Closed Doors Deal?

Hello,

I happen to agree with Ms. Wexler.

This is not a question of presenting as much information as possible in an accessible repository (i.e the Proposed Projects webpage). Of course, we want transparency around this important project proposal. The question at hand here is how it's being presented, which in this case has consequently and understandably triggered questions from Ms. Wexler and others about how this proposed "MOU" was created.

Seems to me it would be far more appropriate and clearer, if as stated by Mgr. Stowe, CM Revelle and Mayor Biss, that this proposed MOU represents, in essence, a list of asks from NU, then it should be presented that way. The current document needs a heading that reads "Northwestern University's proposed MOU," or similar, making it clear that this is coming from NU alone and not in conjunction with the City. *I've talked with Evanston attorneys who also viewed this document as one that was prepared jointly by NU and the City.* Currently it reads and appears in a manner that suggests a finished document just waiting for a signature. This is what is causing concern and confusion for many residents.

Clare (emphasis supplied)

***

On Mon, Aug 21, 2023 at 2:21 PM Clare Kelly <ckelly@cityofevanston.org> wrote:
Luke,

Does this document, this apparent (according to CM Revelle's understanding) unilateral NU proposed MOU, with the desired NU language that references "the commitment that the city of Evanston and NU share.." go to the LUC as is? If this is, in fact, NU's document alone and the city was not part of the crafting of this proposed MOU, then this needs to be significantly modified before being presented to LUC.

Is CM Revelle correct in her understanding that this proposed MOU was written unilaterally by NU, without City staff or city officials' participation in the preparation of the document?

Thank you.

Clare

***

On Aug 21, 2023, at 3:28 PM, Elizabeth Williams <ewilliams@cityofevanston.org> wrote:

Hi CM Kelly,
Thank you for reaching out for clarification. We will reach out to NU and request that they update their submittal to clarify the intent of this document. My understanding is this is an overview of the components a future MOU could incorporate should the project be approved.

Staff requested an outline because the MOU was mentioned in their application but it was unclear what it may include so clarification was sought.
Thank you,

Liz Williams
Planning Manager
Planning & Zoning Division
Community Development Department
City of Evanston

2100 Ridge Ave | Evanston, IL 60201 | (224) 296-4489
ewilliams@cityofevanston.org | cityofevanston.org

***

From: Mary Anne Wexler <maryanneishome@gmail.com>
Date: August 21, 2023 at 4:19:49 PM CDT
To: Elizabeth Williams <ewilliams@cityofevanston.org>
Cc: Clare Kelly <ckelly@cityofevanston.org>, Daniel Biss <dbiss@cityofevanston.org>, Eleanor Revelle <erevelle@cityofevanston.org>, Robert Gettleman <Robert_Gettleman@ilnd.uscourts.gov>, Luke Stowe <lstowe@cityofevanston.org>
Subject: Re: A Behind Closed Doors Deal?

This is Mary Anne Wexler, Elizabeth.
My question is: Will you request Northwestern to update its MOU to make it completely clear the MOU is a unilateral document, not a joint vision?

From the MOU:
[NOTE: *As discussed with City staff*, final public benefits associated with the redevelopment of Ryan Field, including additional financial contributions by the University, *remain under negotiation between* the City Council and University and will be finalized prior to submission of the application for City Council review.]"
It seems reminiscent of the earlier Corporation Counsel court issue that ended in the Corporation Counsel leaving and left a huge(!) gap in the community's trust of this kind of staff activity.

***

On Aug 21, 2023, at 6:15 PM, Elizabeth Williams <ewilliams@cityofevanston.org> wrote:

Hi Mary Ann,
Yes, I've asked my team to reach out to NU to clarify this is NU's outline for what a future MOU could contain and does not represent a final product. I believe NU's note is in response to the

City's staff review letters which have consistently indicated that the University should expand on the proposed public benefits being considered in conjunction with their request. Their response to staff has consistently been they will continue to refine proposed public benefits throughout the process. The City's review letters and responses provided by Northwestern are posted on the proposed project page -

- Staff Review Letter 6.12.23
- Response to 6.12.23 Staff Review Letter
- Staff Review Letter - 8.1.23
- Response to 7.31.23 Staff Review Letter

Thank you,

Liz Williams
Planning Manager
Planning & Zoning Division
Community Development Department
City of Evanston

***

From: Mary Anne Wexler <maryanneishome@gmail.com>
Date: August 21, 2023 at 8:37:34 PM CDT
To: Elizabeth Williams <ewilliams@cityofevanston.org>
Cc: Clare Kelly <ckelly@cityofevanston.org>, Daniel Biss <dbiss@cityofevanston.org>, Eleanor Revelle <erevelle@cityofevanston.org>, Robert Gettleman <Robert_Gettleman@ilnd.uscourts.gov>, Luke Stowe <lstowe@cityofevanston.org>, Sarah Flax <sflax@cityofevanston.org>, Meagan Jones <mmjones@cityofevanston.org>
Subject: Re: A Behind Closed Doors Deal?

Thank you Elizabeth,

The MOU already says it's not a final product. I want it to say it's not a joint product. Will NU say the MOU they are submitting is their vision of the working outline, which does not include City input.

Because there is a possibility the City Council may vote YES or NO on the basic concept of large commercial concerts, notwithstanding the details of any proposal. Isn't that right?

Mary Anne

***

On Tue, Aug 22, 2023 at 9:18 AM Clare Kelly <ckelly@cityofevanston.org> wrote:
Hi Liz,

Thank you for your response and for asking NU to update by clarifying the purpose and the origin of the document.

Not to belabor this, but just so I'm clear and for the understanding of the resident who initiated this thread, can you affirm whether or not the proposed MOU was written unilaterally by NU or was this a joint collaboration with City staff / city officials' in the preparation of the document? Ms. Wexler is not the only one who has asked this. A number of residents who read the MOU assumed, as I previously noted, that this document was jointly prepared by the City and NU based on its presentation.

Thank you.

Clare

***

On Aug 22, 2023, at 3:38 PM, Elizabeth Williams <ewilliams@cityofevanston.org> wrote:

Hi CM Kelly & Ms. Wexler,
Apologies for the delay -- I've been in meetings most of today and am just now catching up on emails.

Staff's involvement has been limited to requesting an outline be provided as it was referenced in NU's application documents (please refer to staff review letters). Staff also answered questions and provided NU with examples of letters of intent submitted by other applicants. At no point has staff engaged in negotiating the items outlined in the document provided. I hope this helps to clarify.

Have a great evening!

Liz Williams
Planning Manager
Planning & Zoning Division
Community Development Department
City of Evanston

2100 Ridge Ave | Evanston, IL 60201 | (224) 296-4489
ewilliams@cityofevanston.org | cityofevanston.org

***

On Tue, Aug 22, 2023 at 4:10 PM Mary Anne Wexler <maryanneishome@gmail.com> wrote:
Thank you, Liz.
It helps a lot to have all the information you provided. But, in addition, I think the "City" should be removed from the MOU, so it would be clear to all parties that the City is/was not a participant in creating the MOU.
Mary Anne

Sent from my iPhone

***

On Wed, Aug 23, 2023 at 9:22 AM Clare Kelly <ckelly@cityofevanston.org> wrote:
Thank you.

Liz, could you please share the sample MOU/LOI's that you provided NU as templates for an MO with us that you reference?

Daniel, to your knowledge has any member of the CIty Council had conversations or engaged wit reps from NU in those "negotiations," for "additional financial contributions to the City" in connection with the Ryan Field project? I can understand residents' concerns and questions abou this and wanting transparency around such negotiations, or minimally, updates regarding any tha have taken place.

Thank you.

Clare

***

8:51 AM
Mary Anne Wexler
to Elizabeth, Clare, Daniel, Eleanor, Robert, Luke, MeganJones

Liz,

Adding to my previous tesponse, I want to say that Northwestern's MOU does not answer any of my substantive questions about their plan. I hope you will submit my questions below to the LUC to pursue at the hearing on Sep 6.

<To the Land Use Commission>

I am troubled that no one speaking for Northwestern's proposal has addressed the following

questions:

• What route(s) will the many, many (very, very large) sound trucks, demolition trucks hauling debris, and construction trucks take to and from the stadium. The bridges at the Metra Station on Central Street at Green Bay Rd, and at the L station just west of Ridge are both too low to accommodate these trucks.

• After they have delivered, unloaded, set up and tested sound equipment, where will the dozen or so super large concert trucks park while they wait to do the takedown when the concert is over? How long will it take to unload so many trucks? How long to test the sound equipment? And how long will it take to pack up when the concert is over?

• Who will bear the cost for repairing damages caused by all the heavy truck traffic (demolition and construction related, as well as concert related) to our residential streets and infrastructure?

• Has anyone studied and evaluated the impact of the (probable weekly) concerts on ambulance and emergency services at (level 1 trauma) Evanston Hospital? on medical offices and medical services in buildings on Central Street proximate to the Hospital? on patients going to the Hospital for emergency services, and/or tests? or on in-patients at the hospital? or on hospital and medical office employees? on the Fire Station just south of the Hospital on Central Street? on the parks and recreational facilities proximate to the Stadium?

• The time frame and coordination for concert set up and takedown is complex, but information about the plan and details to accomplish this complex task have been vague and noncommittal. Some would say sketchy, and definitely not transparent.
Can we get specific answers to questions about the logistics, noise pollution, liquor and food services, and financial profits that will accrue to Northwestern?

• How was the parking plan developed? Anyone who has seen where cars park when there is a football game will confirm the proposed parking plan is a fantasy.
Northwestern has a reported 1400 spaces in lots adjacent to Ryan Stadium, plus a wished for 800 spots at Canal Shores golf course (Would anyone even be able to play golf on concert weekends?) and an undetermined number of additional spots in downtown garages, which garages the plan assumes (without explanation or supportive evidence) will be 80% vacant, for planned attendance of 28,000+.
By contrast, for example, the United Center has 6000 spaces adjacent to that building for a planned attendance of 23,000 (give or take). Northwestern has proffered that parking problems would be mitigated by ride sharing and public transportation. Attendance at Northwestern football games, attended by many who get to the Stadium on foot, do not support that conclusion.

I am skeptical of the vague and incomplete, some would even say ill informed, responses from Northwestern to these, and other, legitimate questions from our community?

Northwestern and Pat Ryan seem to want to focus on the money. They seem to want to gloss over, even bypass, the Community issues on which I think our City officials should focus.

I hope you will directly pursue answers to these, and other, legitimate and important questions from our community.

Thank you,
Mary Anne Wexler

Sent from my iPhone

***

On Aug 23, 2023, at 12:08 PM, Clare Kelly <ckelly@cityofevanston.org> wrote:

Btw, I understand the document in question here is an "outline" for an MOU, and not the actual MOU/LOI itself. It is a very loaded "outline." I've referred to the doc in question as the MOU previously but going forward will call it the MOU outline.

***

Mary Anne Wexler
August 23, 2023 (1:19 PM)

to Clare, Elizabeth, Daniel, Eleanor, Robert, Luke

All this back and forth about is it an MOU? Is it a draft letter of intent? Daniel's email saying it was a "good idea" for the Community to know what an MOU would look like…Can the Mayor or City Manager or

Sent from my iPhone

***
Mary Anne Wexler
August 23, 2023 (1:28 PM)

to Clare, Elizabeth, Daniel, Eleanor, Robert, Luke

Sorry went before I asked my question…

Can the Mayor or City Manager or Liz or Eleanor or Clare just give me a straight answer - Have any of you, or do you know whether any other city employee or city official has negotiating with Northwestern re Ryan Field behind closed doors?
Have Council Members authorized such negotiations? Does the document alternately referred to as a draft MOU, a draft LOI reflect conversations between elected City Officials or not?
Mary Anne Wexler

STATEMENT OF CARL HOPMAN

1. My name is Carl Hopman. I am over 18 years of age and a resident of Wilmette, IL. I am competent to give this affidavit. I have personal knowledge of the facts set forth in this affidavit and, if called as a witness, could testify to them.

2. I am a graduate of Ecole des Portes et Chaussées (M.C.E.)(civil engineering), Ecole Polytechnic (B.S.) (mathematics and physics), Massachusetts Institute of Technology (Ph.D) (economics and finance).

3. Beginning on May 24, 2023, I requested information about the data, assumptions, analysis, and conclusions underlying the "Environmental Assessment Review and Summary," dated April 20, 2023, prepared by Northwestern University's consultant, Wrightson, Johnson, Haddon, and Williams ("WJHW").

4. I documented my requests in emails that set forth in this Statement.

5. Because I did not receive the information requested, I reiterated them on **May 25, May 30, May 31, June 1, June 2, June 5**, **June 13, June 15, June 20, June 23, June 27**, **June 28**, **June 30, July 5, July 7, July 10, July 12, July 14, July 18, July 20, July 24, July 27, August 3, and August 7.**

6. From time to time, Northwestern's representative assured me that the information would be forthcoming and he needed only more time to provide it. As I noted in several responses to him, some of my questions and requests required no additional time or work by anyone because the information was already available to Northwestern.

7. On July 20, Northwestern's representative reversed his prior promises. He said that an "updated" sound analysis was underway and an updated report would include some of the information I had been requesting for months. He wrote:

   "We are currently working with our sound engineers to update the most recent noise study and provide additional information requested by the City staff and other parties involved. The updated report will also include some of the information you requested.

   "As soon as we receive the report, we plan to share it with the City first. Following that, we will promptly forward a copy to you as well."

8. The entire email chain documenting my requests, as well as Northwestern's responses, follows (in reverse chronological order):

From: **Carl Hopman** <chopman1@gmail.com>
Date: Mon, Aug 7, 2023 at 8:09 AM
Subject: Re: Sound analysis for Ryan Field
To: Dave Davis <dave.davis@northwestern.edu>, Craig A Johnson <johnson-c@northwestern.edu>, Greg Stripp <greg.stripp@northwestern.edu>, Luke Figora <luke.figora@northwestern.edu>, Northwestern President <nupresident@northwestern.edu>
Cc: Braiman, Michael <braimanm@wilmette.com>, Eleanor Revelle <erevelle@cityofevanston.org>, Greg Hughes <ghughes@wjhw.com>

Dear Dave, Luke, Craig, Greg and Michael,
I am baffled that none one of you five has found time to answer any of the four emails I sent you since July 20th.
Again, I am only asking Northwestern to share information that you already have, in a spirit of transparency with the community.
Do you have any objection to this?
Thank you for your time,
Carl.
1) Could you please share the details of both analyses WJHW did for this renovation (project numbers 22005-000 and 22005-ext1). There is no need to add additional work, just the detailed analyses and reports that were done for, or shared with, the university.
2) Could you please also share the details of "the results and data collected and developed by Henderson Engineers (draft, dated January 26, 2023)". Since this draft has already been written, probably by Mischa (project # 1350000841), it should only take her a minute to share that information with Eleanore and me. Could you also please include the full content of project # 1350000841 ?

From: **Dave Davis** <dave.davis@northwestern.edu>
Date: Mon, Aug 7, 2023 at 12:33 AM
Subject: RE: Sound analysis for Ryan Field
To: chopman@alum.mit.edu <chopman@alum.mit.edu>
Cc: Braiman, Michael <braimanm@wilmette.com>, Craig A Johnson <johnson-c@northwestern.edu>, Eleanor Revelle <erevelle@cityofevanston.org>, Greg Hughes <ghughes@wjhw.com>, Greg Stripp <greg.stripp@northwestern.edu>, Luke Figora <luke.figora@northwestern.edu>, Northwestern President <nupresident@northwestern.edu>

Dear Carl,

I truly appreciate your patience with this matter. Please know that we have not overlooked your request and understand the urgency and significance of the data you seek. Our team has been fully engaged in finalizing all our reports for the Land Use Commission to ensure they meet the

strict deadlines for submittals. We are also awaiting revised models and analysis from Henderson and WJHW, and we will share that information as soon as it's ready.

I apologize for any inconvenience caused by the delay in providing the requested data. At this time, our primary focus is fulfilling the requirements of City staff and the Land Use Commission.

Thank you once again for your understanding and cooperation. Please don't hesitate to contact me if you have any further questions.

Best regards,

Dave D. Davis
Senior Executive Director
Neighborhood and Community Relations
1800 Sherman Ave, Suite 7-100
Evanston, IL 60208
dave.davis@northwestern.edu
O: 847.467.5762
C: 847.331.8710
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www.northwestern.edu/communityrelations

From: Carl Hopman <chopman1@gmail.com>
Sent: Thursday, August 3, 2023 4:00 PM
To: Dave Davis <dave.davis@northwestern.edu>
Cc: Braiman, Michael <braimanm@wilmette.com>; Craig A Johnson <johnson-c@northwestern.edu>; Eleanor Revelle <erevelle@cityofevanston.org>; Greg Hughes <ghughes@wjhw.com>; Greg Stripp <greg.stripp@northwestern.edu>; Luke Figora <luke.figora@northwestern.edu>; Northwestern President <nupresident@northwestern.edu>
Subject: Re: Sound analysis for Ryan Field

Dear Dave and the other Northwestern officials in cc,
Would you mind explaining why you still have not shared the data I have been requesting for over two months?
Again, at this point, I am only asking for data that requires no additional work, since you already have it (questions 1 and 2).
Do you have any objections to being transparent with the community?
Thank you for your help,
Carl.

From: **Carl Hopman** <chopman1@gmail.com>
Date: Thu, Jul 27, 2023 at 10:33 AM
Subject: Re: Sound analysis for Ryan Field
To: Dave Davis <dave.davis@northwestern.edu>
Cc: Braiman, Michael <braimanm@wilmette.com>, Craig A Johnson <johnson-c@northwestern.edu>, Eleanor Revelle <erevelle@cityofevanston.org>, Greg Hughes <ghughes@wjhw.com>, Greg Stripp <greg.stripp@northwestern.edu>, Luke Figora <luke.figora@northwestern.edu>, Northwestern President <nupresident@northwestern.edu>

Dear Dave (or one of the other Northwestern people in CC),
Can you please answer questions 1) and 2) below asap?
On June 27, you had promised Alderman Revelle to answer them in a timely manner.
You have also missed four self-imposed deadlines to answer them (the most recent was July 7th, more than 2 weeks ago).
Again, I am not asking for any additional work.
I'm only asking Northwestern University to be transparent and share the information you already have, but the community does not.
Thank you for working in partnership with the community,
Carl.

1) Could you please share the details of both analyses WJHW did for this renovation (project numbers 22005-000 and 22005-ext1). There is no need to add additional work, just the detailed analyses and reports that were done for, or shared with, the university.
2) Could you please also share the details of "the results and data collected and developed by Henderson Engineers (draft, dated January 26, 2023)". Since this draft has already been written, probably by Mischa (project # 1350000841), it should only take her a minute to share that information with Eleanore and me. Could you also please include the full content of project # 1350000841 ?

On Mon, 24 Jul 2023 at 10:41 Carl Hopman <chopman1@gmail.com> wrote:
Dear Dave,
I hope all is well for you.
Could you please answer only questions 1) and 2) (copied below).
I am only requesting a copy of existing documents, so it should take your team no time at all.
Thank you for your help,
Carl.

1) Could you please share the details of both analyses WJHW did for this renovation (project numbers 22005-000 and 22005-ext1). There is no need to add additional work, just the detailed analyses and reports that were done for, or shared with, the university.
2) Could you please also share the details of "the results and data collected and developed by Henderson Engineers (draft, dated January 26, 2023)". Since this draft has already been written, probably by Mischa (project # 1350000841), it should only

take her a minute to share that information with Eleanore and me. Could you also please include the full content of project # 1350000841 ?

On Thu, Jul 20, 2023 at 12:38 PM Carl Hopman <chopman1@gmail.com> wrote:
Dear Dave,
There seems to be a misunderstanding.
The two main questions (1 and 2) I ask require absolutely no new work from you or the sound engineers.
You should be able to send them immediately.
It has been nearly two months now, that I have been waiting for you to write a one line email to Greg allowing him to share that information that is already available.
Thanks,
Carl.

On Thu, 20 Jul 2023 at 12:13 Dave Davis <dave.davis@northwestern.edu> wrote:
Dear Carl,

Thank you for your continued patience throughout this process. We are currently working with our sound engineers to update the most recent noise study and provide additional information requested by the City staff and other parties involved. The updated report will also include some of the information you requested.

As soon as we receive the report, we plan to share it with the City first. Following that, we will promptly forward a copy to you as well.

While we work diligently to complete the report, we kindly request your continued patience. Your engagement and input have been invaluable in this process, and we truly appreciate your understanding.

Please feel free to contact me if you require any further assistance with a separate issue.

Take good care,

Dave D. Davis
Senior Executive Director
Neighborhood and Community Relations
1800 Sherman Ave, Suite 7-100
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dave.davis@northwestern.edu
O: 847.467.5762
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www.northwestern.edu/communityrelations

From: Carl Hopman <chopman1@gmail.com>
Sent: Thursday, July 20, 2023 10:53 AM
To: Craig A Johnson <johnson-c@northwestern.edu>; Dave Davis <dave.davis@northwestern.edu>; Luke Figora <luke.figora@northwestern.edu>
Cc: Greg Hughes <ghughes@wjhw.com>; Eleanor Revelle <erevelle@cityofevanston.org>; Greg Stripp <greg.stripp@northwestern.edu>; Northwestern President <nupresident@northwestern.edu>; Braiman, Michael <braimanm@wilmette.com>
Subject: Re: Sound analysis for Ryan Field

Dear Craig, Luke and Dave,
It would be really helpful to get answers asap.
Thanks,
Carl.

On Tue, Jul 18, 2023 at 10:45 AM Carl Hopman <chopman1@gmail.com> wrote:
Dear Craig, Luke and Dave,
Any news on this?
I am copying the questions below.
Thanks,
Carl.
PS: I am cc-ing Mike Braiman from Wilmette, who is also interested in this information.

The most important questions are 1 and 2, which should also require minimal work.
1) Could you please share the details of both analyses WJHW did for this renovation (project numbers 22005-000 and 22005-ext1). There is no need to add additional work, just the detailed analyses and reports that were done for, or shared with, the university.
2) Could you please also share the details of "the results and data collected and developed by Henderson Engineers (draft, dated January 26, 2023)". Since this draft has already been written, probably by Mischa (project # 1350000841), it should only take her a minute to share that information with Eleanore and me. Could you also please include the full content of project # 1350000841 ?
3) It appears that Rock concerts typically emit at 120 dB or more. Could you please provide a simulation map for Rock concerts at 120dB, for both dBA and dBC?
4) The map of the simulation cuts most of Wilmette and does not include Kenilworth. Could you please share a graph extending all the way to Kenilworth (both dBA and dBC), to see where the different sound levels drop off?
5) a)From the analysis summary, I understand that the sound is currently being projected to the South, but with the renovation will be flipped to be projected to the North. Do I understand this correctly?
b) Did you also run the simulation for concerts assuming the current orientation (projecting to the South) is kept instead of being flipped ?
c) If not, how much work/cost would it be to add this alternative?
d) For the version with the sound going to the south, could we also have a map showing

the decibels on a large area (going all the way to the South of Evanston)?
e) Do you have a sense of how many households are in the purple and crimson zones of the dBA map, in one option (projecting North) and in the other (projecting south)?
6) I assume you also made alternate sound maps depending on various wind and temperature conditions, since these are mandated by ISO standards, in particular with temperature inversions that refract the sound toward the ground. Could you please share these as well ?
7) The simulation map suggests a dramatically lower noise level South of the stage compared to North of it. Did the simulations assume there was a sound wall behind the stage?

On Fri, Jul 14, 2023 at 10:15 AM Carl Hopman <chopman1@gmail.com> wrote:
Dear Craig,
I understand that Luke Figora and Dave Davis both report to you.
As you can see from the email thread below, I have been asking them questions about the sound study for the Ryan Field concerts since May 25th.
I understand everyone can be busy.
However, it should only take two minutes for anyone to write an email to Greg Hughes (in cc) to allow him to share the requested information with me.
It is difficult to understand how it can take seven weeks to write a two-minute email.
Given the University's wish for an accelerated construction timeline, this is becoming urgent.
Sincerely,
Carl.

On Wed, Jul 12, 2023 at 9:30 AM Carl Hopman <chopman1@gmail.com> wrote:
Dear Luke,
I understand that Dave Davis reports to you.
As you can see from the thread below, I have been asking him questions about the sound study for the Ryan Field concerts since May 25th.
Dave was supposed to answer them before the meeting of June 27th, then at the meeting, then for June 30th, and finally on July 7th (last Friday).
I did not receive anything on Friday. Since then he has stopped answering my emails altogether.
I hope no harm happened to him and that all is well.

Would you mind answering these questions for me? (I am copying them below to make it easier).
Even better, would you mind allowing Greg Hughes (in cc) to answer them directly.
I understand from my conversation with him on June 27th that he has all the answers, but is not allowed to share them until he gets the explicit authorisation from the University.

Since the University has an accelerated time schedule to start the construction of the stadium, it would be really helpful for the community to have, as soon as possible, the information necessary to understand its sound implications. Dave also promised Eleanor Revelle (in cc) publicly during the June 27th meeting that he would answer all these questions in a timely manner.
Many of the answers require no extra work and should only take a few minutes to provide.

Sincerely,
Carl.

On Mon, Jul 10, 2023 at 9:19 AM Carl Hopman <chopman1@gmail.com> wrote:
Dear Dave,
I am not sure what happened, but I did not receive anything from you or Greg last Friday, which is the date you had given after multiple delays.
As you know, the University has a tight timetable to build the new stadium, and it would be great to have the information as soon as possible.
Can you please at least provide urgently the answers that require no work on your part?
You will notice that I removed below the request for the dBC simulation map, since it is now available on Evanston's website.
Thank you for your help,
Carl.

The most important questions are 1 and 2, which should also require minimal work on your end.
1) Could you please share the details of both analyses you did for this renovation (project numbers 22005-000 and 22005-ext1). There is no need to add additional work, just the detailed analyses and reports that were done for the university or shared with them.
2) Could you please also share the details of "the results and data collected and developed by Henderson Engineers (draft, dated January 26, 2023)". Since this draft has already been written, probably by Mischa (project # 1350000841), it should only take her a minute to share that information with Eleanore and me.
3) It appears that Rock concerts typically emit at 120 dB or more. Could you please provide a simulation map for Rock concerts at 120dB, for both dBA and dBC?
4) The map of the simulation cuts most of Wilmette and does not include Kenilworth. Could you please share a graph extending all the way to Kenilworth (both dBA and dBC), to see where the different sound levels drop off?
5) a)From the analysis summary, I understand that the sound is currently being projected to the South, but with the renovation will be flipped to be projected to the North. Do I understand this correctly?
b) Did you also run the simulation for concerts assuming the current orientation (projecting to the South) is kept instead of being flipped ?
c) If not, how much work/cost would it be to add this alternative?
d) For the version with the sound going to the south, could we also have a map showing the decibels on a large area (going all the way to the South of Evanston)?

e) Do you have a sense of how many households are in the purple and crimson zones, in one option (projecting North) and in the other (projecting south)?
6) I assume you also made alternate sound maps depending on various wind and temperature conditions, since these are mandated by ISO standards, in particular with temperature inversions that refract the sound toward the ground. Could you please share these as well ?
7) The simulation map suggests a dramatically lower noise level South of the stage compared to North of it. Did the simulations assume there was a sound wall behind the stage?

On Fri, Jul 7, 2023 at 10:49 AM Carl Hopman <chopman1@gmail.com> wrote:
Dear Dave,
I look forward to getting all these questions answered today.
I hope there won't be any more delays. For background, you had said they would be answered before the meeting of June 27th, then at the meeting, then for June 30th, and finally today.
Many of them require no (or minimal) additional work, and, at a minimum, I look forward to reading those today, but hopefully all of them.
Thank you again,
Carl.

On Wed, Jul 5, 2023 at 10:45 AM Carl Hopman <chopman1@gmail.com> wrote:
Thanks again, Dave.
I wanted to make sure you got my message from Friday.
Can we at least get the "draft, dated January 26, 2023, by Henderson Engineers" asap? It was written several months ago and needs no additional work.
Thanks,
Carl.
PS: For Friday's detailed answers, I also added question 7 below, which needs only a simple yes/no abswer.

On Fri, Jun 30, 2023 at 3:32 PM Carl Hopman <chopman1@gmail.com> wrote:
Thank you very much, Dave.
I perfectly understand that you may not have all the answers yet.
However, for the sake of making progress, could you please send now the answers you already have?
In particular, for question 1) b), you should already have everything since I am only asking you to forward an already written and dated "draft" from Henderson Engineers.
Could you please send at least this "draft" now, since today was the deadline you had given me?
Thank you very much,
Carl.

On Fri, Jun 30, 2023 at 3:08 PM Dave Davis <dave.davis@northwestern.edu> wrote:
Dear Carl,

It was great seeing you in person on Tuesday. We are still working on the responses to your questions. However, to ensure we deliver the most accurate and complete answers, we kindly request a bit more time. Do you mind if we send you our responses by the end of next week? This will ensure that we address your inquiry as thoroughly as possible.

I appreciate your patience throughout this process, and please let me know if you have any other questions or concerns.

Thank you,

Dave D. Davis
Senior Executive Director
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From: Carl Hopman <chopman1@gmail.com>
Sent: Wednesday, June 28, 2023 12:35 PM
To: Dave Davis <dave.davis@northwestern.edu>; Greg Hughes <ghughes@wjhw.com>
Cc: Eleanor Revelle <erevelle@cityofevanston.org>
Subject: Re: Sound analysis for Ryan Field

Dear Dave and Greg,
It was great meeting both of you yesterday.
Dave, I understand from your answer to Council Member Revelle, and later to me, that you have given assurance that Greg will be able to answer all of my questions before the end of this week (Friday, June 30th).
Given the new information provided yesterday, I have updated two questions below (number 3 and 6).
I look forward to reading your answers soon.
Thank you again for a great presentation yesterday,
Carl.

The most important question is the first one (a and b), which should also require minimal work on your end.
1) a)Could you please share the details of both analyses you did for this renovation

(project numbers 22005-000 and 22005-ext1). There is no need to add additional work, just the detailed analyses and reports that were done for the university or shared with them.
1) b) Could you please also share the details of "the results and data collected and developed by Henderson Engineers (draft, dated January 26, 2023)". Since this draft has already been written, probably by Mischa (project # 1350000841), it should only take her a minute to share that information with Eleanore and me.
3) It appears that Rock concerts typically emit at 120 dB or more. Could you please provide a simulation map for Rock concerts at 120dB, for both dBA and dBC?
4) The map of the simulation cuts most of Wilmette and does not include Kenilworth. Could you please share a graph extending all the way to Kenilworth, to see where the different sound levels drop off?
5) a)From the analysis summary, I understand that the sound is currently being projected to the South, but with the renovation will be flipped to be projected to the North. Do I understand this correctly?
b) Did you also run the simulation for concerts assuming the current orientation (projecting to the South) is kept instead of being flipped ?
c) If not, how much work/cost would it be to add this alternative?
d) For the version with the sound going to the south, could we also have a map showing the decibels on a large area (going all the way to the South of Evanston)?
e) Do you have a sense of how many households are in the purple and crimson zones, in one option (projecting North) and in the other (projecting south)?
6) I assume you also made alternate sound maps depending on various wind and temperature conditions, since these are mandated by ISO standards, in particular with temperature inversions that refract the sound toward the ground. Could you please share these as well ?
7) The simulation map suggests a dramatically lower noise level South of the stage compared to North of it. Did the simulations assume there was a sound wall behind the stage?

On Tue, Jun 27, 2023 at 1:09 PM Carl Hopman <chopman1@gmail.com> wrote:
Thank you very much, Dave.
Any chance you could share these answers ahead of time?
They were a lot of documents I was requesting, and it would help if I have time to digest them before the meeting, as you had offered in our email exchange.
Thanks,
Carl.

On Tue, 27 Jun 2023 at 12:58 Dave Davis <dave.davis@northwestern.edu> wrote:
Dear Carl,

Thank you for this follow-up note. I just spoke with our consultant and he will be prepared to answer these questions tonight.

I look forward to meeting you in person.

Best,

Dave D. Davis
Senior Executive Director
Neighborhood and Community Relations
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From: Carl Hopman <chopman1@gmail.com>
Sent: Tuesday, June 27, 2023 12:19 PM
To: Dave Davis <dave.davis@northwestern.edu>; tsemple@wjhw.com; Greg Hughes <ghughes@wjhw.com>;mischa.haramia@hendersonengineers.com
Cc: Eleanor Revelle <erevelle@cityofevanston.org>
Subject: Re: Sound analysis for Ryan Field

Dear Dave,
You had promised I would get this information before this evening's meeting, but I have still not received anything.
Can you please send it asap?
Can you please also make sure to have the answers ready to share during this evening's meeting?
Thank you very much,
Carl.

On Fri, Jun 23, 2023 at 1:54 PM Carl Hopman <chopman1@gmail.com> wrote:
Dear Dave,
Any news on this?
If you do not have time to answer, could you please allow the rest of your team (in cc in this email) to answer me directly? Todd told me he was not allowed to answer without your approval, which obviously creates a bottleneck.
Thanks again,
Carl.

On Tue, Jun 20, 2023 at 10:45 AM Carl Hopman <chopman1@gmail.com> wrote:
Dear Dave,
I hope you have had more time to make progress on the Ryan Field project after commencement.
Any visibility as to when we can expect answers to my questions?
Thanks,
Carl.

---------- Forwarded message ---------
From: **Carl Hopman** <chopman1@gmail.com>
Date: Thu, Jun 15, 2023 at 9:56 AM
Subject: Re: Sound analysis for Ryan Field
To: Dave Davis <dave.davis@northwestern.edu>, <tsemple@wjhw.com>, <ghughes@wjhw.com>, <mischa.haramia@hendersonengineers.com>
Cc: <erevelle@cityofevanston.org>

Dear Dave, Mischa, Todd and Greg (and hello to Eleanor),
I want to thank Dave again for offering to share more information about the sound analysis before the meeting of June 27th.
However, I am concerned that Dave may be overwhelmed and not have time to share my requests with you, Mischa, Todd and Greg. Indeed, I have not yet received answers to any of my questions, despite having reached out since May 24th (see thread below, including my detailed questions).
I would really like to make sure that Eleanore and I have received answers to all these questions ahead of the meeting, so that the local community can have a more intelligent conversation about the topic.
Also, I realized when re-reading Greg's letter, that a document that would be most useful to share with the community would be the details of "the results and data collected and developed by Henderson Engineers (draft, dated January 26, 2023)". Since this draft has already been written, probably by Mischa (project # 1350000841), it should only take her a minute to forward that information to Eleanore and me.
Thank you very much,
Carl.

On Tue, Jun 13, 2023 at 10:08 AM Carl Hopman <chopman1@gmail.com> wrote:
Dear Dave,
Any news from Henderson Engineers or WJHW?
I understand some of the questions may take some time to answer.
However, as I mentioned a week ago, the main item (the detailed studies) should be quite straightforward with no extra work for them.
If they could share that quickly, ahead of the rest, it would be greatly appreciated.
Thank you very much,
Carl.

On Mon, Jun 5, 2023 at 6:32 PM Carl Hopman <chopman1@gmail.com> wrote:
Thank you very much, Dave.
Yes, I would much prefer to have the answers as soon as possible. I also do not think my questions could easily be answered in a community meeting.
Below are the questions for the sound consultants (i.e. Todd Semple). The most important is the first one, which should also require minimal extra work or time on their end.
1) Could you please share the details of both analyses you did for this renovation (project numbers 22005-000 and 22005-ext1). There is no need to add additional work,

just the detailed analyses and reports that were done for the university or shared with them.
2) What sound generation level did you assume for the simulation provided in the summary report shared with Evanston? By comparison, what sound level is typical of loud routing bands?
3) Did you do a similar simulation specifically for low frequencies (based on the actual level found in loud, low pitch, routing bands), which tend to go more in all directions? Could you please share a graph of the simulation for these as well?
4) The map of the simulation cuts most of Wilmette and does not include Kenilworth. Could you please share a graph extending all the way to Kenilworth, to see where the different sound levels drop off?
5) a)From the analysis summary, I understand that the sound is currently being projected to the South, but with the renovation will be flipped to be projected to the North. Do I understand this correctly?
b) Did you also run the simulation for concerts assuming the current orientation (projecting to the South) is kept instead of being flipped ?
c) If not, how much work/cost would it be to add this alternative?
d) For the version with the sound going to the south, could we also have a map showing the decibels on a large area (going all the way to the South of Evanston)?
e) Do you have a sense of how many households are in the purple and crimson zones, in one option (projecting North) and in the other (projecting south)?

Thank you very much for your help,
Carl.

On Mon, Jun 5, 2023 at 1:11 PM Dave Davis <dave.davis@northwestern.edu> wrote:
Dear Carl,

I hope this email finds you well. I want to extend my sincere apologies for the delayed response. This is a particularly busy period for the University with our recent inauguration activities and the upcoming commencement and convocations scheduled for this weekend and Monday.

We are organizing a community meeting later this month where our sound consultants will be present to answer your questions. They will be able to provide you with detailed answers in person. However, if your inquiry is urgent and you require a response before the community meeting, I kindly request that you send your questions to me in writing. I will then ensure that our sound consultants provide you with the information you need.

Please let me know your preferred course of action, and I will be happy to accommodate your request.

Best regards,

Dave D. Davis

Senior Executive Director
Neighborhood and Community Relations
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From: Carl Hopman <chopman1@gmail.com>
Sent: Monday, June 5, 2023 9:23 AM
To: Dave Davis <dave.davis@northwestern.edu>
Subject: Re: Sound analysis for Ryan Field

Any news?

On Fri, Jun 2, 2023 at 9:16 AM Carl Hopman <chopman1@gmail.com> wrote:
Just following up on this.
Thanks.

On Thu, Jun 1, 2023 at 11:16 AM Carl Hopman <chopman1@gmail.com> wrote:
Any update?
Thanks,
Carl.

On Wed, May 31, 2023 at 9:29 AM Carl Hopman <chopman1@gmail.com> wrote:
Dear Dave,
Any news on this?
Thanks,
Carl.

On Tue, May 30, 2023 at 9:06 AM Carl Hopman <chopman1@gmail.com> wrote:
Dear Dave,
I wanted to make sure you had received my email of Thursday.
Could you please give your green light as soon as possible ? It should take you no more than a minute. And only a little longer for Todd, since it is only sharing work already done.
Thank you very much !
Carl.

On Thu, May 25, 2023 at 3:47 PM Carl Hopman <chopman1@gmail.com> wrote:
Dear Dave (if I may),
I am very interested in the renovation project for Ryan Field.
I read in detail the summary letter written by WHJW about the sound analysis of the project.

I contacted Todd Semple (in cc) to get the details of both analyses they did for this renovation (project numbers 22005-000 and 22005-ext1), but given their contractual obligation with you, they will only communicate those with your authorisation.
Would you mind allowing them to release this information?
I also have some more specific/detailed questions about the analysis. If you could also allow them to answer those, it would be much appreciated.
Thank you very much,
Carl (Hopman).

---------- Forwarded message ---------
From: **Todd Semple** <tsemple@wjhw.com>
Date: Thu, May 25, 2023 at 11:24 AM
Subject: RE: Ryan Field stadium for Northwestern University
To: chopman@alum.mit.edu <chopman@alum.mit.edu>

Hi Carl,

Thanks for reaching out. All inquiries should be directed to Dave Davis at the University. His contact information is below…

dave.davis@northwestern.edu

Thanks,

Todd M. Semple
WRIGHTSON | JOHNSON | HADDON | WILLIAMS
Main: 972.934.3700 | Mobile: 214.934.3589

From: Carl Hopman <chopman1@gmail.com>
Sent: Wednesday, May 24, 2023 6:19 PM
To: Todd Semple <tsemple@wjhw.com>
Subject: Ryan Field stadium for Northwestern University

Dear Todd,
I am a resident of Wilmette, living in the vicinity of the Ryan Field stadium.
I read with much interest your letter to Mr. Darren Nielsen, which summarizes your analysis of projects 22005-000 and 22005-ext1.
I was wondering if you would mind sharing the details of those two studies, so I can better understand the impact of the renovation on the neighborhood.
If you have some availability, I would also very much appreciate the opportunity to talk about it with you. My phone number is 678 671 9738.
Thank you very much,
Carl.

Signed  this __10th__ day of August, 2023

Carl Hopman
311 Driftwood Lane
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NU's Proposed Stadium –United Center (North) Without a Roof

In the midst of a residential community that includes schools, playgrounds, parks, churches, and a hospital with a Level 1 trauma center, Northwestern University seeks to build a new outdoor performance venue to host pop/rock concerts from late spring through early fall – a concert every two weeks. Only incidentally would it also host a handful of college football games.

With a concert seating capacity of 28,500, NU seeks to compete with top venues Chicago – including the United Center (capacity: 23,500) and Allstate Arena (capacity: 18,500). But there's a critical difference: **The proposed NU stadium has no roof**.

NU's proposed stadium is comparable to the Tinley Park Amphitheater (capacity: 28,000) and Dresden's Rudolf-Harbig Stadium (capacity: 32,000). **Here's a 2½-minute time-lapse video** of the seven-day construction project to "load in" and "set up" a recent Rammstein concert in Dresden: https://www.youtube.com/watch?v=JgGuRKgvWQ4

Dangerous and Unlawful Noise Pollution

NU hired audio consultants who, instead of conducting a true test of sound transmission at the site, modeled a "simulation" that understates the dangerous levels of noise pollution:

- NU's consultants **assume** that momentary cheering in response to a touchdown in a football game is comparable to hours-long ongoing, amplified pop/rock concert noise with kick drums and other percussion. But an amplified kick drum has the sonic characteristics of fireworks – a loud pulse of low-frequency sound.

- For one to three hours before a concert begins, touring bands conduct sound checks during the day at full performance volume, far exceeding the "3-4 hours (doors open to end of encore)" that NU's consultants **assume.**

- NU's analysis **omits** the noise from 15 to 50 semi-tractor trailers (53' long) delivering, erecting, and breaking down the stage, lights, video/sound equipment, and pyrotechnics for each concert. "Load in" and "set up" take multiple days. Teardown and load out begin immediately after each concert, continue overnight, and do not stop until completed – often requiring many days. Watch: https://www.youtube.com/watch?v=JgGuRKgvWQ4

- NU's analysis **omits** the unlimited number of "smaller" 10,000-capacity concerts it seeks to host. For reference, the lawn and pavilion capacity of a sold-out Ravinia event is about 13,000. The less sophisticated sound systems used for smaller concerts could inflict more noise pollution on the community than NU's 28,500-capacity concerts.

- Wilmette's ordinance limits noise after 7:00 p.m. to 45 dBA-SPL at the property line. **Even NU's "simulation" of its proposed concerts demonstrates that dangerous noise levels will reach far beyond McCulloch Park in Evanston**.

NU's Consultants Ignore Serious Adverse Health Risks Associated with Excessive Noise

"According to the World Health Organization, average road traffic noise **above 53 dB** [SPL] or average aircraft noise exposure **above 45 dB** [SPL] are associated with adverse health effects." ("Chronic Noise Proves Deadly," *New York Times*, June 9, 2023) Areas of the body affected are: amygdala (brain), endocrine system, sympathetic nervous system, and arteries. Health consequences include: increased risk of cardiovascular disease and fatal heart attack.

Even NU's "simulation" based on unreasonably low sound level assumptions predict that concert noise levels from the new stadium **will exceed 70 dB far away from the field**. The consultants' map projection shows >70 dB extending beyond McCulloch Park. The map likewise excludes Evanston North Shore Hospital. **The City of Evanston asked NU to expand its "simulation" map and reveal the full extent of the estimated noise pollution problem. NU refused.**

Using realistic assumptions of concert noise levels increases dramatically the intensity and geographic scope of dangerous noise from the stadium. "The decibel scale is logarithmic, not linear: **With every 10 dB increase, the sense of loudness to the ear generally doubles.** And that means regular exposure to even a few more decibels of noise above moderate levels can trigger reactions that are harmful to health." ("Chronic Noise Proves Deadly")

The Tip of the Iceberg

NU proposed transportation management plan is likewise based on dubious assumptions. Among its many failures, NU still has no viable plan to:

- Route and stage large construction vehicles that, among other things, will carry an estimated 70,000 tons of debris from the site;
- Route and stage every touring band's 15 to 50 semi-tractor trailers;
- Manage vehicle and pedestrian traffic that will overwhelm the city during concerts;
- Find parking for all vehicles arriving at the concert;
- Assure access to North Shore Evanston Hospital's Level 1 trauma center during concerts.

As for property values: Would you choose to live within painful earshot of a stadium aspiring to be United Center-North – but without a roof – and with long periods of semi-tractor trailer convoys, overwhelming congestion, and paralyzing traffic gridlock?

NU is trying to fast track its flawed and incomplete proposal. Evanston's leaders must slow it down to gather all facts in making an informed decision about an unprecedented project. Here's the list of contacts: https://www.cityofevanston.org/government/city-council

July 13, 2023

Steven J. Harper

NU's Proposed Stadium – United Center (North) Without a Roof – Installment #2
Dangerous Noise Pollution: What Is NU Hiding?

Northwestern University's acoustics summary raises questions. NU has refused to answer them.

Why Is NU Hiding Critical Information?

On April 20, 2023, NU's sound consultant for its proposed new stadium, WJHW, submitted to the city of Evanston its first "summary" of "the potential concert sound impacts on the surrounding community." But it relied solely on data and analysis that another NU consultant, Henderson Engineers, had provided. In its introductory paragraphs, WJHW said pointedly: "[N]o additional analysis was done."

WJHW merely used Henderson's data, as well as Henderson's computer simulation.

- Why didn't Henderson present its own data, analysis, and conclusions?
- What other analyses did Henderson perform?
- Where are *all* of the underlying data that Henderson developed?
- What *assumptions* went into the "simulations" that Henderson ran and that WJHW merely repackaged?
- And why did NU have WJHW repackage it for the "summary"?

Without verifying Henderson's assumptions, WJHW's summary of Henderson's work is of limited value. As computer programmers say, "Garbage in, garbage out."

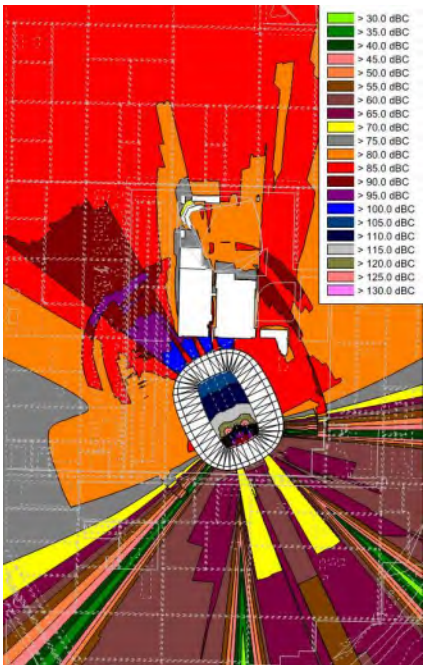
- The city of Evanston and residents with extensive sound expertise pressed NU and WJHW to provide Henderson's data and assumptions. **NU repeatedly promised to provide the information, but despite persistent requests on the following dates, NU stonewalled: May 24, May 25, May 30, May 31, June 1, June 2, June 5**, **June 13, June 15, June 20, June 23, June 27**, **June 28**, **June 30, July 5, July 10, July 12, July 14.**

Why Does It Matter?

- WJHW's initial summary, dated April 20, did not correctly address low-frequency pop/rock concert sounds that a kick drum, a bass guitar, and a keyboard synthesizer produce. Those sounds must be measured in dBC-SPL (C-weighted-Sound Pressure Level).
- Instead, WJHW presented only Henderson's simulation of "dBA-SPL" (A-weighted sounds), which are appropriate for football crowd noise, not pop/rock bands. dBA-SPL measurements intentionally undervalue low-frequency sound/noise. Yet even Henderson's "dBA-SPL" simulation produced dangerous noise levels far into Wilmette.
- The city of Evanston staff asked NU to generate a map using "C" weighting. On June 27, WJHW submitted a revised report, still based on Henderson's simulation. The map

revealed “dBC-SPL” levels exceeding 80 dB in all directions – far higher than the “dBA-SPL” levels:

Figure 4: Concert Environmental Assessment Results (dBC)



- **WJHW cavalierly dismissed “dBC-SPL” measurements as irrelevant, which is absurd to anyone who has experienced vibration from bass frequencies at a rock concert.**
- Evanston asked NU to “update the sound study/maps to show the entirety of the sound impacts from concerts” because its maps didn’t show anything north of Maple Avenue or west of 6th Street or east to the hospital or to the lakefront**. NU refused**.

What else is Northwestern hiding and why? Evanston’s leaders must find out. And Wilmette’s leaders must keep pushing them.

Evanston residents, here’s your list of contacts:
https://www.cityofevanston.org/government/city-council

Wilmette residents, email Village Manager Michael Braiman: braimanm@wilmette.com
Village President: plunketts@wilmette.com; Board of Trustees: doddk@wilmette.com, gjajak@wilmette.com, kennedyg@wilmette.com, leonards@wilmette.com, sheperdj@wilmette.com, smithg@wilmette.com

If you can, attend the Village Board meetings on July 25 and August 8 (7:00 pm). Even if you choose not to speak, your presence tells our leaders that you care about Wilmette’s future.

July 17, 2023 – Steven J. Harper

NU's Proposed Stadium – United Center (North) Without a Roof – Installment #3
"You Call That a Transportation Plan?"

Northwestern wants to attract 28,500 pop/rock concert fans. But it has no viable plan to get the bands to the stadium or the fans to their seats. Instead, it has only dubious **assumptions.** Here's a real world video: Isabella Street before the NU-Indiana basketball game on February 15, 2023, at Welsh-Ryan Arena – where the seating capacity is only 7,000. To avoid gridlock on the street, drivers sped through alleys.

Touring Bands Are Traveling Construction Projects

- Touring bands travel with **12 to 50 semi-tractor trailers** carrying their performance equipment: staging, lighting, video screens, speakers, amplifiers, pyrotechnics, and more. Depending on the act, it takes from two to seven days to set everything up.
    - This 2½-minute video depicts the load in/set up process at a venue comparable to NU's proposed stadium: https://www.youtube.com/watch?v=JgGuRKgvWQ4
    - NU has no plan to deal with the convoys in the video. But its lawyer says a **Traffic Management Plan ("TMP") that does not yet exist will handle everything**.

- NU *has* disclosed only that these semis – with diesel emissions that are especially harmful to kids – will take "I-94 to/from" the stadium.

- A resident who has worked closely with the trucking industry for 40 years estimates that at least 14,000 truckloads will be required during the two-year construction period. Each vehicle will be loaded one-way only – which means **28,000 semi-tractor** trailer trips on local residential streets:
    - 5,000 loads to haul away 70,000 tons of demolition debris;
    - 4,000 more to remove dirt required to lower the field 20' (as planned);
    - 5,000 more to bring new material to the site;
    - **Five months after the city pressed the issue, NU's attorney responded that it will *eventually* submit a "Construction Management Plan." It still hasn't.**

If They Build It, Fans May Come – But Many Will Have Nowhere to Park

- NU's traffic consultant **assumed** that only 52% of concertgoers will travel by car, with an average of **2.5 passengers** in each car. If the actual average number of passengers per car is lower, *or* the total percentage traveling by car is higher, **NU's parking plan collapses**.
    - Ticketmaster found that the **average concert fan traveled 43 miles** to attend. Another survey reported that **80% to 90% traveled by car**.

- **Even if NU's assumptions are correct, it still needs 6,000 parking spaces**.
    - A smaller venue, the United Center (seating capacity: 23,500) has 6,000 **on-site** spaces. NU's proposed east and west lots will provide only 1,316 spaces.
    - To cover the shortfall, NU **assumed** another 850 "on-site" spaces at the Canal Shores Golf Course, but acknowledged that it may not get them after the renovation underway is completed. NU **assumed** another 200 "on-site" spaces three to six blocks away along Poplar Avenue. Without those spaces at both locations, **NU's parking plan collapses**.

- NU also **assumed** the availability of 4,156 off-site spaces in campus lots, NU garages, and three downtown Evanston garages, using an **assumed 80% vacancy rate** at those locations. **Without those spaces, NU's parking plan collapses.**
- But when the city of Evanston staff asked NU for evidence supporting its vacancy-rate assumption, NU's lawyer admitted that the current weekend vacancy rate for the downtown garages **was actually only 67%,** not 80%. So NU belatedly **added** four *different* garages to reach its magic number of 6,000.

- NU's illusory plan could force concert fans to search for parking **west of Green Bay Road, south of Davis Street, east to Lake Michigan, and north to Plaza del Lago**.

The CTA Is NU's Misleading Panacea

- NU also **assumed** that 30% of all fans – about 8,550 people – will use the CTA Purple Line.

  - Using Federal Transit Administration Guidelines, each CTA car should **carry no more than 61 passengers.** A "crush-loaded" car can hold at most 90-100 people.
  - Some Evanston Purple Line platforms limit trains to **six passenger cars.**
  - So the absolute maximum is **540 to 600 passengers per train**.
  - It will take at least **15 trains to transport 8,550 concertgoers**.
  - On Friday and Saturday nights, the CTA Purple Line runs **four trains-per-hour**.
  - So transporting all riders from the arena will take **four hours** – 11:00 pm to 3:00 am, but at 2:00 am, the last train leaves Central Street and the line shuts down for the night.

If Fans Find a Place to Park, They Still Have to Get to the Stadium

- To transport NU's estimated 9,195 fans parking personal vehicles in off-site spaces, its consultant proposed **75 to 115 shuttle buses 40'-long** with a capacity of 40 passengers each. A line of 100 buses with 3' separating them would stretch for ¾ of a mile.
- NU **assumed** that each shuttle will "complete two to three round trips in an hour to an hour-and-a-half." Three? That's 20 to 30 minutes per round trip through concert traffic, including loading and unloading time for all passengers.

NU doesn't have a plan; it has **assumptions** that defy common sense and don't survive minimal scrutiny.

EVANSTON residents: Find your council member: https://www.cityofevanston.org/government/city-council. And email Mayor Daniel Biss: dbiss@cityofevanston.org

WILMETTE residents: ATTEND THE VILLAGE BOARD MEETINGS JULY 25 & AUGUST 8 (7:00 pm)
Evanston Mayor Daniel Biss will also listen to you: dbiss@cityofevanston.org
So will Village Manager Michael Braiman: braimanm@wilmette.com,
Village President: plunketts@wilmette.com, and
Village Trustees: doddk@wilmette.com, gjajak@wilmette.com, kennedyg@wilmette.com, leonards@wilmette.com, sheperdj@wilmette.com, smithg@wilmette.com

July 24, 2023
Steven J. Harper