

Meagan Jones
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June 12, 2023

Luke Figora
Northwestern University
2020 Ridge Avenue
Evanston, IL 60201

**RE: Planned Development Application
Ryan Field – 1501 Central Street**

Dear Mr. Figora,

Staff has reviewed your planned development application for the proposed Ryan Field stadium at 1501 Central Street.

Based on our review of your submittal, there are a number of comments that need to be addressed in your next submittal including:

Planning & Zoning

1. The Development Allowances:
 - A. Parking - 4,804+ required for all uses on the lot. 1,385 total (492 on-site, 893 in parking lot across Ashland Ave) are proposed. This also includes 99 parking spaces CoE leases from Northwestern.
 - B. Landscape Strip - 35 ft. required abutting residential district. Northeast corner of lot is approx. 15 ft at closest point and approx. 18.6 ft. along a section of proposed parking
 - C. Open parking area near Central Street with a 7 ft. setback where 15 ft. is required.
2. With regards to the Environmental (sound) Assessment. Please use a "C" weighting to study low frequencies that are common at music events. Also, maps showing how the sound moves through the community seem to arbitrarily cut off at Linden Street in Wilmette, but it does not appear as though the sound simply stops at that location. Please update the sound study/maps to show the entirety of the sound impacts from concerts.
3. Please confirm parking availability percentages at City facilities referenced within the Parking Study with Parking Management staff.
4. How many shuttles are used during football games and how many shuttle trips are made over what period of time to move attendees from parking garages to the stadium and back? What routes through the community do they usually take?
5. Please provide data indicating the number of people who use shuttles on

- game days.
6. Please provide an event staging plan that includes how large equipment and staging trucks will access and circulate through the community, site, and loading area. Truck traffic should be included in the overall traffic management plan.
 7. Please indicate cellular service plans to address reception issues brought up by residents and stadium attendees.
 8. Confirm eastern property gate locations and any openings that may be in place; input should be sought from adjacent neighbors.
 9. Please confirm if a north ramp will be added to access the below-grade parking/loading.
 10. Please clearly mark below grade ADA parking space locations.
 11. Please note: the proposed signage will be a separate review and will not be reviewed as part of the planned development application process.
 12. Please confirm if the “proposed future buildings” adjacent to Rocky Miller and Sharon Drysdale fields are intended to be part of this development application or a future application. If not part of this application, please state so on the plans. If they are part of this application, please provide additional details on these structures.
 13. Please confirm usage of ancillary structures on the site (information booths, sales of merchandise, snacks and/or team paraphernalia, etc.) and when they are intended to be used.
 14. Please expand on proposed public benefits that are being considered as referenced within the project narrative.
 15. The Traffic Management Plan should be outlined with greater detail prior to the Land Use Commission meeting. Items to be considered within the Plan should include but are not limited items as listed under Parking comments.
 16. An overview of the MOU between Northwestern University and the City should be provided prior to the Land Use Commission meeting.

Building & Inspection Services

17. No additional comments. Please reference zoning analysis letter dated December 8, 2022 for previous comments and requirements.

Transportation & Mobility

18. This project should continue to explore multi-modal corridor improvements along Central Street between the Central Street Purple Line Station and the Central Street Metra Station in order to maximize use of these two transit stops as viable alternatives to use of an automobile.

Parking

19. A uniform traffic and parking management plan should be provided for all buildings on the site, including games and major events at Welsh-Ryan Arena and Drysdale Field. This plan should include but is not limited to the following:
 - A list of games/events currently held at each building on the property and the times in which they occur to assist in understanding parking usage.
 - Outline of existing game day traffic management procedures and set-up that can be utilized and improved upon for other events.
 - A Parking Plan that helps to utilize Northwestern’s offsite parking

- garages and City owned Parking Garages.
 - A traffic Management plan inclusive of City of Evanston staff: Evanston Police Department, Parking Enforcement, Public Works, etc, and subsidized by Northwestern University.
 - Shuttle service, with designated stops with proper signage to pick up and drop off event parkers at parking garages.
20. Additional consideration should be given to other parking alternatives including but not limited to: agreements with nearby institutions with existing parking structures/lots (Evanston Hospital, Haven Middle School, Kingsley Elementary School), constructing a new parking structure, and shuttles from transit station parking areas.
 21. Staff notes that Canal Shores does not provide adequate parking for continued and added events. The vehicles are not parked within an approved substrate, in fact parked vehicles are on the open grass ground, and that poses an environmental concern. If the weather on or just prior to an event date has caused dampened soft ground, then the parking becomes unavailable.
 22. Staff notes that arterial and neighborhood street parking around the stadium site will likely be restricted to residents only. If this occurs, a large portion of on-street parking will not be accessible for event attendees. Please provide more detail how this may impact your proposal.
 23. Creation of a rideshare drop and pick up area may decrease the amount of parking spaces cited for this project, vehicles will need room to enter, exit and navigate within an area, vehicles won't be able to be staged bumper to bumper. Please provide more detail for how this will be managed.
 24. Please consider adding a link to their ticketing site that allows for parking pre-sale within a certain destination. This would help audit the usage for sites with event parkers, and reduce traffic while vehicles wouldn't circulate in the area looking for parking.
 25. Consider collaboration with Metra and CTA to provide for more service hours on event dates to Evanston.

Public Works/Engineering

26. Renderings do not show street lights. Street light placement and types will need to meet the Street Light Master Plan standards
27. Please indicate if this review/project includes the Proposed Softball and Site Maintenance buildings. The rendering of the Site Maintenance building at Isabella seems obtrusive.
28. The maneuvering and traffic control for the lower level loading dock/bus parking and its access ramp looks awkward. This element needs more refinement.
29. Please provide more detail and information on the north ramp to the lower level loading area. Very little explanation is included other than Alternate for VIP parking.
30. Please explain how the existing buildings on the site be serviced by trucks, trailers, buses with this layout.
31. Please confirm whether or not the proposed raised planter beds get in the way of underground utility access.
32. Clarify the internal pedestrian path from the new parking area off Isabella to the stadium.
33. On DP-62 of the Submission Deck: for the proposed Chancellor Street Sewer to the North Shore Channel, provide more information on this sewer once

more details become available.

34. Transit stop locations on the Central Street side should be identified in the plans. Concrete bus pads for access and No Parking area needed for buses to pull over to the curb should be identified as well to meet ADA requirements.
35. Consider using energy piles/geothermal energy to full exploit the foundation.
36. Please provide the recommended Event Management Transportation Plan as mentioned in the Traffic Study.

Public Works/Forestry

37. Instead of proposed tree grates, please provide a 3'X6' raised curb planting bed with mulch for proposed trees.

Health & Human Services

38. No additional comments. Please reference zoning analysis letter dated December 8, 2022 for previous comments and requirements relating to building demolition and future construction.

Fire

39. Fire hydrants should be placed every 300 ft.
40. Below grade fire truck access is not preferred. Please look at an improved circulation plan.
41. Please reference previous Fire Department comments provided for Zoning Analysis and contact staff with any questions.

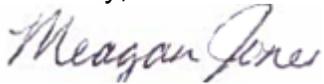
Sustainability

42. How does this project align with the University's existing sustainability plan?
43. Please provide the LEED Gold Checklist
44. Solid Waste
 - Are there three breakaway trash compactors?
 - Is this accurate and sufficient given that recycling and food waste would be expected?
 - Waste receptacle design should be clear, consistent, and locations convenient
 - Best practices: pairing containers, bin colors (blue=recycling; green=organics), signage at eye-height
 - Planning for compost -> be compost ready; explore in-vessel composting
 - Litter management - What are the plans for parking lot, neighboring areas?
 - Recommend reusable beverage containers; compostable food utensils and packaging
 - Explore greywater digester
 - Bathrooms - paper towels or hand dryers?
45. Building Reuse
 - What materials will be reused?
 - What will reused materials be used for?
 - How much is getting landfilled?
 - Have you engaged with building reuse or building materials resale entities?

- What type of plans are in place to maintain the structure for the life of the building?
- 46. Embodied Carbon
 - Explore low-carbon steel and low-carbon concrete
 - Provide data on Scope 3 projections related to building materials
- 47. Energy
 - Consider an all electric building with no natural gas connections
 - Consider solar PV or solar PV parking canopy
- 48. Bird-Friendly Compliance
 - More detail needed related to the glass treatments
- 49. Signage and Education
 - How will the sustainability components of the building be communicated to the public?
- 50. Encourage local food providers
- 51. Please consider expansion of electric vehicle use to include shuttles used for game-day activities

Please note additional comments may be provided at various points in the review process. If you have any questions or concerns about the above comments, please do not hesitate to contact me directly at mmjones@cityofevanston.org.

Sincerely,



Meagan Jones
Neighborhood and Land Use Planner

Attachment: Updated Zoning Analysis and Summary

Cc: Katie Janke Dale
Steven Himes
Bonnie Humphrey
Matthew Kopp
Councilmember Eleanor Revelle
Elizabeth Williams, Planning & Zoning Manager
Sarah Flax, Director of Community Development
Nicolas Cummings, Corporation Counsel
Alex Ruggie, Assistant City Attorney
Dave Stoneback, Deputy City Manager
Luke Stowe, City Manager



**Zoning Analysis
Summary
UPDATED: 6/7/23**

Case Number:

Case Status/Determination:

22ZONA-0223 – 1501 CENTRAL STREET	NON-COMPLIANT
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Proposal:

Demolish existing Ryan Field stadium and construct a new stadium with approximately 35,000 seats
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Zoning Section:

Comments:

	Property zoned U2 University Athletic Facilities District.
	Zoning Lot Size: 1,293,359.2 sq. ft.
	Property located in a Transit Oriented Development (TOD) area.
6-15-7-3	A Planned Development is a special use in the U2 zoning district. Special uses require City Council approval.
6-3-6-3; 6-3-6-4; 6-15-1-9.C	For Planned Developments, site development allowances may be approved if the modification is essential to achieve at least one defined public benefit.
6-15-7-2	Stadiums and their accessory uses are considered permitted uses in the U2 zoning district.
6-15-7-7	<p>Non-Compliant: A 35 ft. wide landscape strip is required abutting residential districts. Northeast corner of lot is 15 ft. at closest point and approx. 18.6 ft. along a section of proposed parking</p> <p>Eligible site development allowance</p>
6-16-2, 6-16-3-5, Table 16-B, Table 16-C, 5-7-1	<p>Non-compliant: 492 Parking spaces proposed on the lot (including 20 below-grade spaces) and 893 existing parking spaces on the adjacent lot for a total of 1,385 parking spaces.</p> <p>Minimum required number of off-street parking spaces based on the principal uses on the lot (Ryan Field and Welsh Ryan Arena) is 4,204. <i>Documentation must be provided regarding games/events currently held at each building and the times in which they occur to assist in understanding parking usage.</i></p> <p>Eligible site development allowance</p> <p>Non-compliant: Side yard setback (for open parking). 15 ft. required</p> <p>Open parking area with 7 ft. setback</p>

Eligible site development allowance

ADA Parking: Compliant
Required on-site spaces – 9 minimum
Proposed on-site spaces - 20

Please confirm location of ADA parking spaces in the below-grade parking/loading area.

Accessory Structures:

MEP Enclosure
Height – 19 ft. 2 in.
Area/Dimensions – approx.. 5,590 sq. ft.
Distance from Anderson Hall – approx..14.2 ft
Distance from parking lot – approx.. 5 ft. 11 in
Open to sky

Bandshell
Height – 20 ft.
Area/Dimensions – approx. 992.7 sq. ft.
Distance from Ashland Ave – approx. 43.6 ft.

Ancillary Structures (15)

Clarify their usage (there appears to be area for food sales but will they also be used as information booths or space for team paraphernalia sales?)

Height – 9 ft.
Area/Dimensions – approx.. 8 ft X 19.5 ft each
Closest Distance from Ashland Ave – approx. 37 ft.
Closest Distance from Anderson Hall – approx. 15 ft.

Additional
Comments:

Please confirm if a north ramp will be added to access the below grade parking/loading area.

An event staging plan should be created to addresses site circulation and loading/unloading of larger vehicles and their timing before and after events. How will truck maneuvering occur if vehicles are parked below grade?

Please confirm if the “proposed future buildings” adjacent to Rocky Miller and Sharon Drysdale fields are intended to be part of this development application or a future application. If not part of this application, please state so on the plans. If yes, please provide additional details on these structures.

Please note: Signage plan is acknowledged. Signage will be a separate review and not part of the planned development review.

City of Evanston

ZONING ANALYSIS REVIEW SHEET

APPLICATION STATUS: Closed/Non-compliant June 12, 2023

RESULTS OF ANALYSIS: Non-Compliant

Z.A. Number: 22ZONA-0223
Address: 1501 Central ST
Applicant: Darren Nielsen
Phone: 8165272446

Purpose: Zoning Analysis without Bld Permit App
District: U2 **Overlay:** **Preservation**
Reviewer: Meagan Jones **District:**

THIS APPLICATION PROPOSES (select all that apply):

ANALYSIS BASED ON:

- | | | |
|---|---------------------------|---------------|
| <input checked="" type="checkbox"/> New Principal Structure | Change of Use | Sidewalk Cafe |
| <input type="checkbox"/> New Accessory Structure | Retention of Use | Other |
| <input type="checkbox"/> Addition to Structure | Plat of Resubdiv./Consol. | |
| <input type="checkbox"/> Alteration to Structure | Business License | |
| <input type="checkbox"/> Retention of Structure | Home Occupation | |

Plans Dated: 5/1/2023
Prepared By: HNTB, Perkins & Will
Survey Dated: 4/29/22

Proposal Description:

Existing Improvements: Multiple sports (halls, arena, fields and stadium)

ZONING ANALYSIS

PLANNED DEVELOPMENT THRESHOLDS

Does not apply to I1, I2, I3, OS, U3, or Excluded T1 & T2 Properties. See Section 6-8-1-10(D) for R's; Section 6-9-1-9(D) for B's; Section 6-10-1-9(D) for C's; Section 6-11-1-10(D) for D's; Section 6-12-1-7(D) for RP; Section 6-13-1-10(D) for MU & MUE; Section 6-15-1-9 for O1, T's, U's, oH, oRE, & oRD.

- | | |
|--|----------------|
| 1. Is the request for construction of substantially new structures or a substantial rehabilitation or substantial addition as defined by increasing floor area of principal structure by 35% or more? If not, skip to 2 & 4 below. | Yes |
| 2. Does the zoning lot area exceed 30,000 sqft? | Yes |
| 3. Does the proposal entail more than 24 new residential, commercial, business, retail or office units in any combination? | Does Not Apply |
| 4. Does the proposal entail the new construction of more than 20,000 sqft of true gross floor area at or above grade including areas otherwise excluded from defined gross floor area? | Yes |

FRONT YARDS

Section 6-4-1-9(A)3 - For R, T, or U District proposals, does 50% or more of the block frontage have a setback of more than 27 feet?

Section 6-4-1-9(A)5a - Does an abutting lot have less than the required front yard setback of the zoning district?

Section 6-4-1-9(A)5b - Is the subject property located between an improved lot and a vacant lot? Or is the subject property a corner lot?

RESIDENTIAL DISTRICT CALCULATIONS

The following three sections apply to building lot coverage and impervious surface calculations in Residential Districts.

<u>Front Porch Exception (Subtract 50%)</u>	<u>Pavers/PerVIOUS Paver Exception (Subtract</u>	<u>Open Parking Debit (Add 200sqft/open space</u>
Total Elibigle Front	Total Paver Area	# Open Required Spaces
Front Porch Regulatory Area	Paver Regulatory Area	Addtn. to Bldg Lot Cov.

PRINCIPAL USE AND STRUCTURE

	Standard	Existing	Proposed	Determination
USE:		Stadium	Stadium	Compliant

Comments:

Minimum Lot Width (LF)	None	785.75 ft.	785.75 ft.	Compliant
USE: Other				

Comments:

	Standard	Existing	Proposed	Determination
Minimum Lot Area (SF) USE: Nonresidential	None	1,293,359.2 ft.	1,293,359.2 ft.	Compliant
Comments:				
Gross Floor Area (SF) Use: Non-Residential	1.5	751,346 0.58	691,390.5 .53	Compliant
Comments: note: open seating bowl not included				
Height (FT) Comments: Height compliant with additional required setback	125 ft	139 ft.	116 ft.	Compliant
Front Yard(1) (FT) Direction: S Street: Central Street Comments:	27	41.5 ft.	42 ft.	Compliant
Street Side Yard (FT) Direction: W Street: Ashland Avenue Comments:	20	19.75	81.75	Compliant
Interior Side Yard(1) (FT) Direction: E Comments:	15	275.5 ft.	181 ft.	Compliant
Rear Yard (FT) Direction: N Comments: Along Isabella St.	30 ft.		approx 865 ft.	Compliant
ACCESSORY USE AND STRUCTURE				
Use (1)	Standard	Existing	Proposed	Determination
Permitted Districts: Comments:		Open Off-street Parking	Open Off-street Parking	Compliant
Permitted Required Yard: Comments:		Rear Yard	Rear Yard	Compliant
Additional Standards: Comments:		Side Yard	Side Yard	Compliant
Height (FT) Comments:	Flat or mansard roof 14.5', or			
Distance from Principal Building: Comments:	10.00'			
Front Yard(1A) (FT) Direction: S Street: Central Street Comments:				

	Standard	Existing	Proposed	Determination
Front Yard(1B) (FT) Direction: Street: Comments:				Compliant
Street Side Yard (FT) Direction: W Street: Ashland Avenue Comments:				Compliant
Interior Side Yard(1A) (FT) Direction: E Comments: 15 ft. at closest point and approx. 18.6 ft. along a section of proposed parking	35 ft landscape strip required		15' ft. setback at closest point	Non-Compliant
Interior Side Yard(1B) (FT) Direction: E Comments:	15 ft side yard		7 ft.	Non-Compliant
Rear Yard (FT) Direction: N Comments:	30 ft. required setback	+30 ft. setback	30 ft.	Compliant

ACCESSORY USE AND STRUCTURE 2

Use(2):	Standard	Existing	Proposed	Determination
Permitted Districts: Comments: MEP Enclosure for generators, chillers and transformers	Mechanical Enclosure	Electrical Transformer	Electrical Transformer	Compliant
Permitted Required Yard: Comments: enlarging at existing location		Interior Side Yard	Interior Side Yard	No Change
Height (FT) Comments:	Flat or mansard roof 14.5', ot		19 ft. 2 in	Compliant
Distance from Principal Building: Comments:	10.00'		approx. 90 ft.	Compliant

PARKING REQUIREMENTS

	Standard	Existing	Proposed	Determination
Use(1): Gymnasium/Sports Arena Comments: Ryan Field (3500)	10 percent of designed seating capacity.	1365 (includes 893 offsite spaces)	1385 (includes 893 offsite spaces)	Non-Compliant
Use(2): Gymnasium/Sports Arena Comments: Welsh Ryan (704 required)	10 percent of designed seating capacity.	1365 (includes 893 offsite spaces)	1385 (includes 893 offsite spaces)	Non-Compliant
TOTAL REQUIRED: Comments:	204 based on principal uses on the lot			Non-Compliant
Handicap Parking Spaces Comments:	Sec. 6-16-2-6		38 total	Compliant

	Standard	Existing	Proposed	Determination
Access:	Sec. 6-16-2-2			Compliant
Comments:				
Vertical Clearance (LF)	7'			Compliant
Comments:	open air parking			
Surfacing:	Sec. 6-16-2-8 (E)			Compliant
Comments:				
Location:	Sec. 6-4-6-2			Compliant
Comments:	general location compliant. See above for re: rear setback			

	Standard	Existing	Proposed	Determination
Angle(1): 90 Degree	Comments:			
Width(W) (FT)	8.5		8.5	Compliant
Comments:				
Depth(D) (FT)	18.0		18	Compliant
Comments:				
Aisle(A) (FT)	24.0		24	Compliant
Comments:				
Module (FT)	SL 42.0, DL 60.0			Compliant
Comments:				

LOADING REQUIREMENTS				
	Standard	Existing	Proposed	Determination
Loading Use:				
College and/or University	1 short 10K to 300K, 1 short each addtl. 200K.	0	3 long berths	Compliant
Comments:				
TOTAL (long): 3				
Long Berth Size (FT)	12' wide x 50' deep			Compliant
Comments:				
Vertical Clearance (FT)	14'		15 ft	Compliant
Comments:				
Location:	Sec. 6-16-4-1			Compliant
Comments:				

MISCELLANEOUS REQUIREMENTS				
	Standard	Existing	Proposed	Determination
Requirement (1):				Compliant
Comments:				

COMMENTS AND/OR NOTES

Analysis Comments

RESULTS OF ANALYSIS

Results of Analysis: This Application is **Non-Compliant**

Site Plan & Appearance Review Committee approval is: **Required**

See attached comments and/or notes.



SIGNATURE

DATE