ZONING ANALYSIS
APPLICATION

Date Received: ZONING OFFICE USE ONLY
Ward:
Zoning District:
Preservation:

Case Number:

I am applying for a zoning review of a:

- ☐ Construction project of less than 10,000 sq. ft.
- ☉ Construction project of 10,000 sq. ft. or more
- ☐ Determination of Use
- ☐ Other

PROPERTY

Address: 1501 Central Street, Evanston, IL 60208

- ☐ Mixed-use
- ☉ Non-Residential
- ☐ Residential # of Units_____

For projects required to comply with Inclusionary Housing Ordinance:

- ☉ In TOD Area
- ☐ Outside of TOD Area

(for more information visit: http://www.cityofevanston.org/IHO)

Proposed Project:

Demolition of existing stadium & ancillary maintenance building; construction of new stadium and related site improvements.

APPLICANT

Name: Darren Nielsen

Organization: HNTB Corporation

Address: 715 Kirk Drive City, State, Zip: Kansas City, MO 64105

Phone: (816) 527-2446 Cell: (816) 509-8502

E-mail: dnielsen@hntb.com

Please circle the primary means of contact.

PROPERTY OWNER (if different than applicant)

Name: Northwestern University

Address: 2020 Ridge Avenue, Suite 250 City, State, Zip: Evanston, IL 60208

Phone: (847) 467-3416 Cell: (224) 216-0467

Email: steven.himes@northwestern.edu

What is the relationship of the applicant to the property owner?

- ☐ **same**
- ☐ builder/contractor
- ☉ architect
- ☐ real estate agent
- ☐ attorney
- ☐ lessee
- ☐ other: _____

REQUIRED DOCUMENTS AND MATERIALS

Please submit the following:

- [x] **(This) Completed Application Form**
- [ ] **Completed Inclusionary Housing Plan Proposal Form**
  If the project includes five (5) or more new residential units in TOD Areas or ten (10) or more residential units outside of TOD Areas. This includes new for sale, or rental developments, and condominium conversions.
- [x] **One (1) Copy of Plat of Survey** Date of Survey: 6/24/2022
  Plat of survey must be completed by a licensed surveyor and must be current so that it displays every structure, patio, deck, walkway, etc. that is currently on the property. Copies must be legible for all dimensions and details.
- [x] **One (1) Set of Building Plans** Date of Drawings: 10/14/2022
  Building plans must be drawn to scale and must include interior floor plans and exterior elevations. For simple projects such as flat-work patios, plans may be hand drawn to scale directly onto the Plat of Survey.
- [ ] **Determination of Use Description**
  If you are applying for a Determination of Use, skip to the end of the application, sign and date, include a simple site plan of the proposed use (interior floor layout, seating, parking, etc.) and a one page letter that describes all aspects of the use (employees, hours of operation, loading/unloading, deliveries, parking, noise, etc.).
- [x] **Application Fee** Amount $_____
  Application Fees may be paid by cash, check, or credit card.

Zoning Analysis Applications take up to 10 business days for initial review. Alterations or modifications that require re-review may take longer. Feel free to contact the Zoning Office directly at 847.448.8230 with any questions. Complete applications may be submitted in person or by mail to:

City of Evanston
Zoning Division, Room 3202
2100 Ridge Avenue
Evanston, IL 60201

PROPERTY INFORMATION

	EXISTING	PROPOSED
Lot Area	1,293,359.2 SF 29.69 ACRE	1,293,359.2 SF 29.69 ACRE
Lot Width (frontage)	785.75'	785.75'
Dwelling Units / Rooming Units	0	0
Open Parking Spaces	472	472
Enclosed Parking Spaces	0	20
Off-site Parking Spaces	893	893
Loading Berths - Short	0	0
Loading Berths - Long	0	3
Employees	NU Staff -Non-Game Day - 5 FTE's -Game Day - 37 FTE's, 80 hourly Contractors -Non-Game Day - 4.5 FTE's -Game Day - 9 FTE's, 850 hourly (does not included TV broadcast or media personnel)	NU Staff -Non-Game Day - 17 FTE's -Game Day - 51 FTE's, 100 hourly Contractors -Non-Game Day - 6.5 FTE's -Game Day - 11 FTE's, 925 hourly (does not included TV broadcast or media personnel)

BUILDING SETBACKS

	EXISTING	PROPOSED
Front yard	41.5'	42'
Street side yard (if corner lot)	19.75'	81.75'
Interior side yard (1)	275.5'	181'
Interior side yard (2)	NA	NA
Rear yard	NA	NA

RESIDENTIAL & TRANSITIONAL CAMPUS DISTRICTS ONLY

BUILDING LOT COVERAGE

NA	EXISTING	PROPOSED
Principal Structure Footprint (excluding front porch)		
Roofed Front Porch (receives 50% credit)		
Detached Garage Footprint		
Other Accessory Structures' Footprints		
Other Roofed Areas		
TOTAL BUILDING LOT COVERAGE		

IMPERVIOUS SURFACE COVERAGE (hard surfaced areas not under a roof: asphalt, concrete, decks, brick pavers, etc.)

NA	EXISTING	PROPOSED
Patios & Terraces (brickwork receives 20% credit)		
Sidewalks		
Driveways		
Decks		
Stairs/Landings		
Other Impervious Areas		
SUB-TOTAL		
+ Building Lot Coverage		
TOTAL IMPERVIOUS SURFACE AREA		

BUILDING HEIGHT

NA	EXISTING	PROPOSED
Principal Structure – Peak Height		
Principal Structure – Number of Stories		
Detached Garage – Peak Height		
Other Accessory Structures – Peak Height		

ALL OTHER DISTRICTS (Business, Commercial, Downtown, Industrial, Mixed Use, University)

	EXISTING								PROPOSED						
	Parking/ Loading	Dwelling Units	Hallways/ Elevator/ Stairs/Lobby	Mechanical/ Accessory Space	Non-Residential Gross Leasable area	Other	Gross Floor Area*		Parking/ Loading	Dwelling Units	Hallways/ Elevator/ Stairs/Lobby	Mechanical/ Accessory Space	Non-Residential Gross Leasable area	Other	Gross Floor Area*
Basement															
1st floor															
2nd floor															
3rd floor															
4th floor															
5th floor															
Total															

Refer to attached tabulation of gross square footage for each existing and proposed building within the U2 University Athletic Facilities District

*GROSS FLOOR AREA: The sum of areas of all floors of a building measured from the exterior walls or from the center line of walls separating 2 buildings. The gross floor area of a building shall also include but not be limited to: basements, interior balconies and mezzanines, enclosed porches, and attic space finished or unfinished having minimum 5-foot floor to rafters height. The following areas shall be excluded from the calculation of gross floor area: elevator shafts, stairwells, space used solely for heating, cooling, mechanical, electrical and mechanical penthouses, refuse rooms and uses accessory to the building, off-street parking and loading.

BUILDING REGULATIONS

	EXISTING	PROPOSED
Principal Structure – Peak Height	139'	116'
Principal Structure – Number of Stories	8	5
Other Accessory Structures – Peak Height	NA	TBD
FAR (Floor to Area Ratio)	0.58	0.83

AUTHORIZING SIGNATURE

"I certify that all of the above information and all statements, information and exhibits that I am submitting in conjunction with this application are true and accurate to the best of my knowledge."

Steven Himes

Print Name

Steven Himes

Applicant's Signature

11/10/2022

Date

Please refer to the Zoning Ordinance at www.cityofevanston.org/zoning for all City of Evanston zoning regulations. To determine which zoning district a property is located in, visit the City's website at www.cityofevanston.org, click on the Resident link on the City's home page, then click on About My Place from the drop-down menu. Enter the house number in the field provided and select the street from the drop-down menu. Press the "Get Info" button. This will either take you directly to the information for the property, or a list of all tax parcels at the inputted address that may be selected for information on the property.

NORTHWESTERN UNIVERSITY - RYAN FIELD REDEVELOPMENT
ZONING ANALYSIS APPLICATION - AREA TABULATION (GSF)

FLOOR AREA RATIO

EXISTING		PROPOSED	
GRAND TOTAL GSF	751,346	GRAND TOTAL GSF	1,071,547
LOT AREA SF	1,293,359.2	LOT AREA SF	1,293,359.2
FAR	**0.58**	FAR	**0.83**

CENTRAL STREET CAMPUS GRAND TOTAL GSF

EXISTING		PROPOSED	
RYAN FIELD (STADIUM)	425,504	RYAN FIELD (STADIUM)	745,705
TRIENENS PERFORMANCE CENTER	89,994	TRIENENS PERFORMANCE CENTER	89,994
WELSH-RYAN ARENA	178,286	WELSH-RYAN ARENA	178,286
ANDERSON HALL	33,675	ANDERSON HALL	33,675
MAINTENANCE BUILDING	3,660	MAINTENANCE BUILDING	3,660
DRYSDALE FIELD	3,624	DRYSDALE FIELD	3,624
ROCKY MILLER PARK	16,603	ROCKY MILLER PARK	16,603
GRAND TOTAL	**751,346**	**GRAND TOTAL**	**1,071,547**

RYAN FIELD REDEVELOPMENT (STADIUM) GSF

EXISTING		PROPOSED	
TOTAL ALL LEVELS		**TOTAL ALL LEVELS**	
Parking/Loading	0	Parking/Loading	24,572
Dwelling Units	0	Dwelling Units	0
Hallways/Elevator/Stairs/Lobby	148,587	Hallways/Elevator/Stairs/Lobby	241,573
Mechanical/Accessory Space	5,540	Mechanical/Accessory Space	35,885
Non-residential Leasable Area	0	Non-residential Leasable Area	0
Other	271,377	Other	443,675
TOTAL	**425,504**	**TOTAL**	**745,705**
BASEMENT		**BASEMENT**	
Parking/Loading	0	Parking/Loading	24,572
Dwelling Units	0	Dwelling Units	0
Hallways/Elevator/Stairs/Lobby	0	Hallways/Elevator/Stairs/Lobby	51,217
Mechanical/Accessory Space	0	Mechanical/Accessory Space	21,302
Non-residential Leasable Area	0	Non-residential Leasable Area	0
Other	0	Other	105,460
TOTAL	**0**	**TOTAL**	**202,551**
LEVEL 1		**LEVEL 1**	
Parking/Loading	0	Parking/Loading	0
Dwelling Units	0	Dwelling Units	0
Hallways/Elevator/Stairs/Lobby	82,072	Hallways/Elevator/Stairs/Lobby	85,466
Mechanical/Accessory Space	4,016	Mechanical/Accessory Space	4,462
Non-residential Leasable Area	0	Non-residential Leasable Area	0
Other	95,095	Other	111,863
TOTAL	**181,183**	**TOTAL**	**201,791**
LEVEL 2		**LEVEL 2**	
Parking/Loading	0	Parking/Loading	0
Dwelling Units	0	Dwelling Units	0
Hallways/Elevator/Stairs/Lobby	28,112	Hallways/Elevator/Stairs/Lobby	3,131
Mechanical/Accessory Space	546	Mechanical/Accessory Space	1,078
Non-residential Leasable Area	0	Non-residential Leasable Area	0
Other	45,777	Other	13,636
TOTAL	**74,435**	**TOTAL**	**17,845**

LEVEL 3	
Parking/Loading	0
Dwelling Units	0
Hallways/Elevator/Stairs/Lobby	22,665
Mechanical/Accessory Space	0
Non-residential Leasable Area	0
Other	55,222
TOTAL	**77,887**

LEVEL 3	
Parking/Loading	0
Dwelling Units	0
Hallways/Elevator/Stairs/Lobby	63,915
Mechanical/Accessory Space	3,825
Non-residential Leasable Area	0
Other	101,864
TOTAL	**169,604**

LEVEL 4	
Parking/Loading	0
Dwelling Units	0
Hallways/Elevator/Stairs/Lobby	5,020
Mechanical/Accessory Space	0
Non-residential Leasable Area	0
Other	41,566
TOTAL	**46,586**

LEVEL 4	
Parking/Loading	0
Dwelling Units	0
Hallways/Elevator/Stairs/Lobby	32,339
Mechanical/Accessory Space	3,576
Non-residential Leasable Area	0
Other	7,457
TOTAL	**43,372**

LEVEL 5	
Parking/Loading	0
Dwelling Units	0
Hallways/Elevator/Stairs/Lobby	3,458
Mechanical/Accessory Space	0
Non-residential Leasable Area	0
Other	22,943
TOTAL	**26,401**

LEVEL 5	
Parking/Loading	0
Dwelling Units	0
Hallways/Elevator/Stairs/Lobby	5,505
Mechanical/Accessory Space	1,642
Non-residential Leasable Area	0
Other	103,395
TOTAL	**110,542**

LEVEL 6	
Parking/Loading	0
Dwelling Units	0
Hallways/Elevator/Stairs/Lobby	2,882
Mechanical/Accessory Space	0
Non-residential Leasable Area	0
Other	3,821
TOTAL	**6,703**

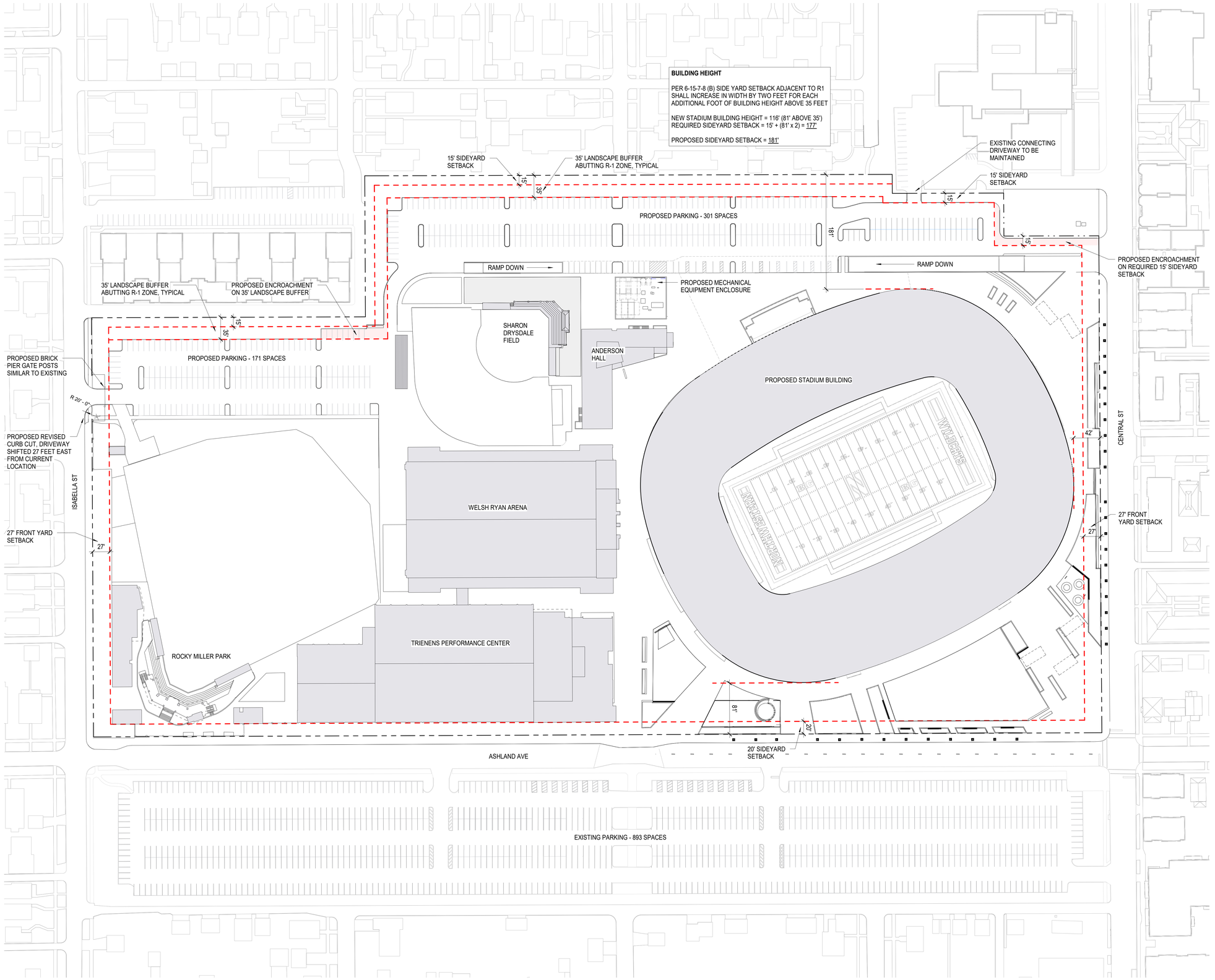
Parking/Loading	
Dwelling Units	
Hallways/Elevator/Stairs/Lobby	
Mechanical/Accessory Space	
Non-residential Leasable Area	
Other	
TOTAL	**0**

LEVEL 7	
Parking/Loading	0
Dwelling Units	0
Hallways/Elevator/Stairs/Lobby	2,459
Mechanical/Accessory Space	388
Non-residential Leasable Area	0
Other	3,260
TOTAL	**6,107**

LEVEL 7	
Parking/Loading	
Dwelling Units	
Hallways/Elevator/Stairs/Lobby	
Mechanical/Accessory Space	
Non-residential Leasable Area	
Other	
TOTAL	**0**

LEVEL 8	
Parking/Loading	0
Dwelling Units	0
Hallways/Elevator/Stairs/Lobby	1,919
Mechanical/Accessory Space	590
Non-residential Leasable Area	0
Other	3,693
TOTAL	**6,202**

LEVEL 8	
Parking/Loading	
Dwelling Units	
Hallways/Elevator/Stairs/Lobby	
Mechanical/Accessory Space	
Non-residential Leasable Area	
Other	
TOTAL	**0**



ZONING SITE PLAN **1**

1" = 60'-0" | 1/ A007

PARKING COUNTS

EAST LOT	301
NORTH LOT	171
WEST LOT	893
TOTAL	1,365

PLAN NORTH

HNTB

HNTB Corporation

ARCHITECTS
ENGINEERS
PLANNERS

715 Kirk Drive
Kansas City, Missouri 64105
(816) 472-1201

CONSULTANTS:

ASSOCIATE DESIGN ARCHITECT & BRANDING & WAYFINDING:
Perkins&Will

STRUCTURAL:
Thornton Tomasetti

CIVIL / FIELD DESIGN:
Smith Group

ASSOCIATE CIVIL / EXTERIOR SITE:
Engage Civil

LANDSCAPE & SITE PLANNING:
Site Design Group

MEP&FP, LIGHTING, TELECOM, SECURITY, & ACOUSTICS:
Henderson Engineers

ASSOCIATE MEP&FP & LEED:
dbHMS

AV / BROADCAST:
WJHW

FOOD SERVICE:
SIZO

WIND ANALYSIS:
RWDI

VERTICAL CIRCULATION:
Lerch Bates

COST CONSULTANT:
CCS International, Inc

CODE CONSULTANT:
Forza Consultants

OWNER/DEVELOPER:

Northwestern University
2020 Ridge Avenue, Ste 250
Evanston, IL 60208
(847) 467-3416

Northwestern University

Ryan Field

1501 Central St
Evanston, IL 60208

NOT FOR CONSTRUCTION

DATE	TBD

ISSUED FOR
EVANSTON ZONING ANALYSIS APPLICATION

PROJECT NO.	78153
ISSUED BY	HNTB
DRAWN BY	Author
CHECKED BY	Checker
APPROVED BY	Approver

REV	DATE	DESCRIPTION

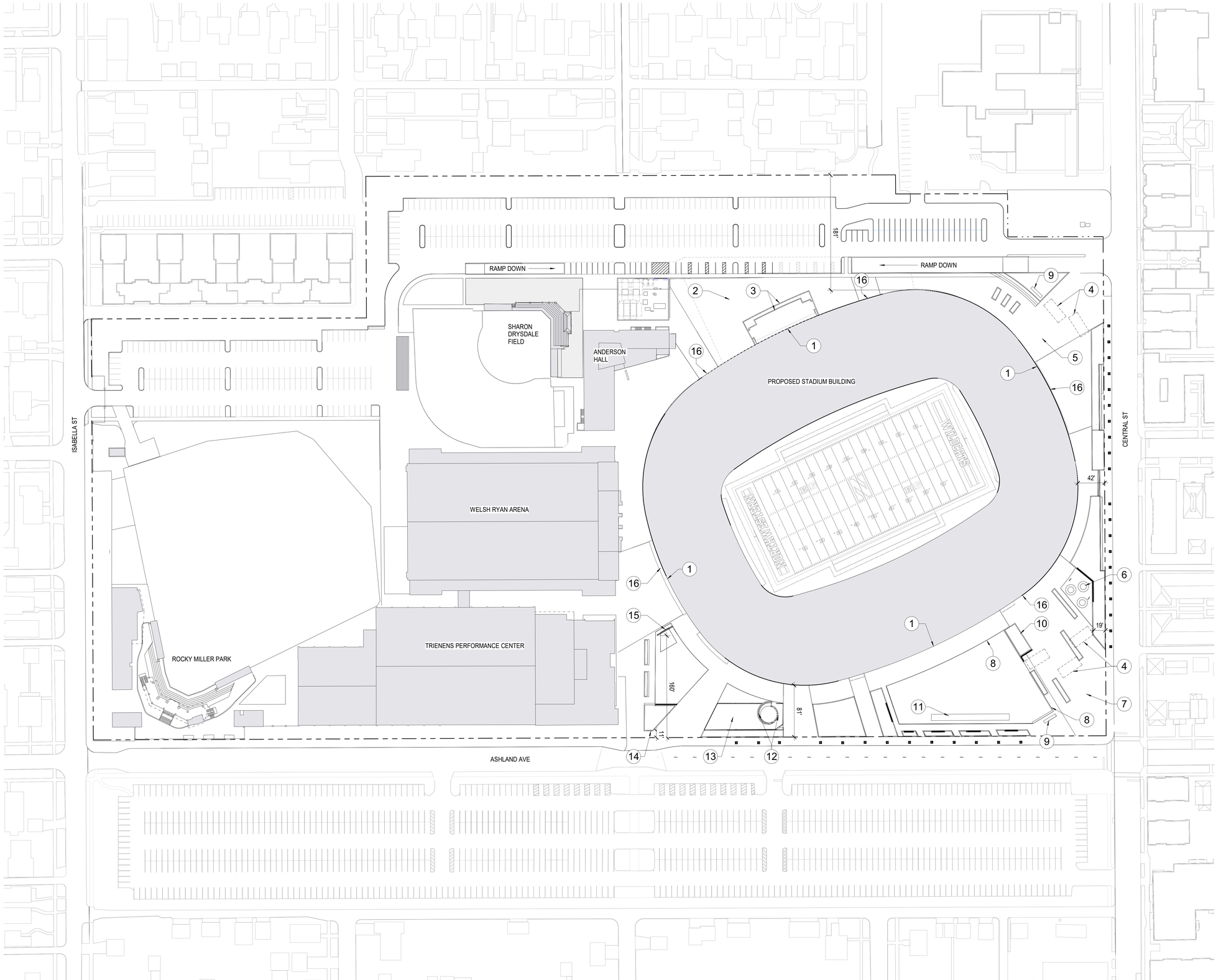
SHEET TITLE & NUMBER

ZONING SITE PLAN SETBACKS

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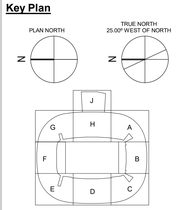
KEY

1. FOR BUILDING SIGNAGE REFER TO ELEVATIONS
2. *DONOR NAME* TAILGATE PLAZA SIGNAGE
3. *DONOR NAME* CLUB PATIO SIGNAGE
4. *SPONSOR NAME* SECURITY GATE SIGNAGE
5. *DONOR NAME* STUDENT PLAZA SIGNAGE
6. *DONOR NAME* PLAYGROUND SIGNAGE
7. *DONOR NAME* PLAZA SIGNAGE
8. *DONOR NAME* PARK SIGNAGE
9. DIGITAL MARQUEE SIGN
10. *DONOR NAME* FOUNTAIN SIGNAGE
11. 3D LETTER SCULPTURE
12. *DONOR NAME* BANDSHELL SIGNAGE
13. *DONOR NAME* LAWN SIGNAGE
14. *DONOR NAME* PLAZA SIGNAGE
15. TWO-SIDED DIGITAL MARQUEE
16. *SPONSOR NAME* GATE SIGNAGE

SIGNAGE SITE PLAN **1**

1" = 60'-0"

Key Plan



HNTB

HNTB Corporation

ARCHITECTS
ENGINEERS
PLANNERS

715 Kirk Drive
Kansas City, Missouri 64105
(816) 472-1201

CONSULTANTS:

ASSOCIATE DESIGN ARCHITECT & BRANDING & WAYFINDING:
Perkins&Will

STRUCTURAL:
Thornton Tomasetti

CIVIL / FIELD DESIGN:
Smith Group

ASSOCIATE CIVIL / EXTERIOR SITE:
Engage Civil

LANDSCAPE & SITE PLANNING:
Site Design Group

MEP&FP, LIGHTING, TELECOM, SECURITY, & ACOUSTICS:
Henderson Engineers

ASSOCIATE MEP&FP & LEED:
dlr-MMS

AV / BROADCAST:
WJHW

FOOD SERVICE:
SIZO

WIND ANALYSIS:
RWDI

VERTICAL CIRCULATION:
Lerch Bates

COST CONSULTANT:
CCS International, Inc

CODE CONSULTANT:
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PROJECT NO.	78153
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DRAWN BY	Author
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APPROVED BY	Approver

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SHEET TITLE & NUMBER

SIGNAGE SITE PLAN

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ZONING ANALYSIS AREA TABULATION	
Zone	Area
LOCKER ROOM	22,449 SF
MEP	21,302 SF
OTHER	67,444 SF
PARKING/LOADING	24,572 SF
RESTROOM	10,992 SF
STAIRS, HALLWAYS, ELEVATOR, LOBBIES	51,217 SF
STORAGE	4,575 SF
Grand total: 221	202,552 SF

LEGEND

- LOCKER ROOM
- MEP
- OTHER
- PARKING/LOADING
- RESTROOM
- STAIRS, HALLWAYS, ELEVATOR, LOBBIES
- STORAGE

01-FIELD LEVEL - ZONING APPLICATION 1

1/32" = 1'-0"

Key Plan

PLAN NORTH

TRUE NORTH
25.00° WEST OF NORTH

HNTB

HNTB Corporation

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SHEET TITLE & NUMBER

EVENT LEVEL

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ZONING ANALYSIS AREA TABULATION	
Zone	Area
MEP	4,462 SF
OTHER	38,558 SF
RESTROOM	10,688 SF
SEATING BOWL	61,601 SF
STAIRS, HALLWAYS, ELEVATOR, LOBBIES	85,466 SF
STORAGE	1,016 SF
Grand total: 142	201,791 SF

LEGEND

- MEP
- OTHER
- RESTROOM
- SEATING BOWL
- STAIRS, HALLWAYS, ELEVATOR, LOBBIES
- STORAGE

02-MAIN CONCOURSE - ZONING APPLICATION | 1

1/32" = 1'-0"

Key Plan

PLAN NORTH

TRUE NORTH
25.00° WEST OF NORTH

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SHEET TITLE & NUMBER

MAIN CONCOURSE

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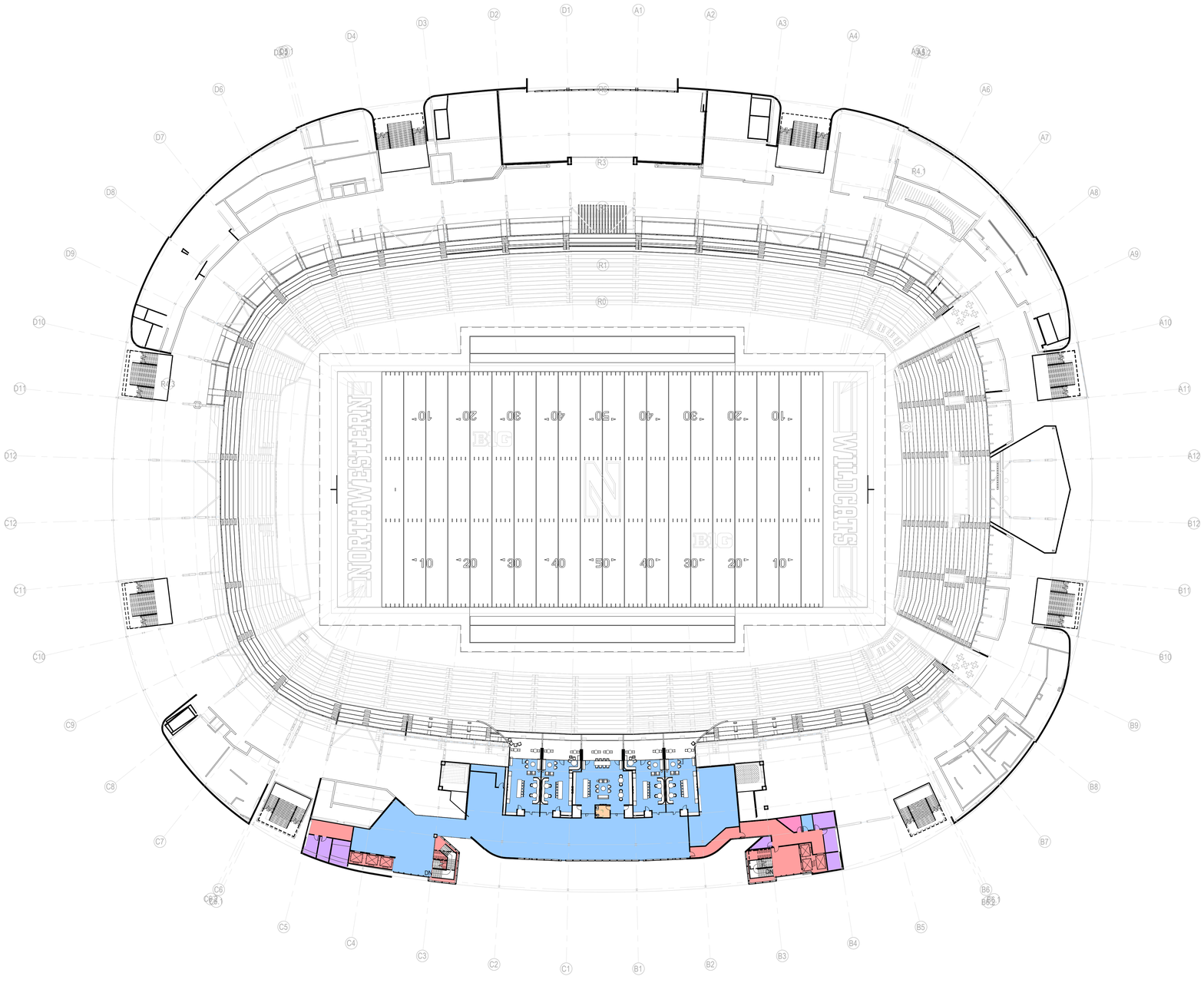
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ZONING ANALYSIS AREA TABULATION	
Zone	Area
MEP	1,078 SF
OTHER	13,419 SF
RESTROOM	90 SF
STAIRS, HALLWAYS, ELEVATOR, LOBBIES	3,131 SF
STORAGE	127 SF
Grand total: 26	17,846 SF

LEGEND

- MEP
- OTHER
- RESTROOM
- STAIRS, HALLWAYS, ELEVATOR, LOBBIES
- STORAGE

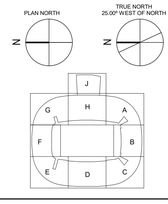


03-FOUNDERS SUITE - ZONING APPLICATION | 1

0 8' 16' 32' 64'

1/32" = 1'-0"

Key Plan



HNTB

HNTB Corporation

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Evanston, IL 60208
(847) 467-3416

Northwestern University

Ryan Field

1501 Central St
Evanston, IL 60208

NOT FOR CONSTRUCTION

DATE	TBD
ISSUED FOR	EVANSTON ZONING ANALYSIS APPLICATION
PROJECT NO.	78153
ISSUED BY	HNTB
DRAWN BY	Author
CHECKED BY	Checker
APPROVED BY	Approver

REV	DATE	DESCRIPTION

SHEET TITLE & NUMBER

FOUNDERS LEVEL

A000.04

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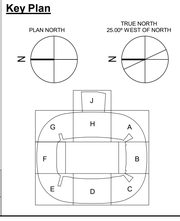


ZONING ANALYSIS AREA TABULATION	
Zone	Area
MEP	3,825 SF
OTHER	42,465 SF
RESTROOM	11,514 SF
SEATING BOWL	47,658 SF
STAIRS, HALLWAYS, ELEVATOR, LOBBIES	63,915 SF
STORAGE	227 SF
Grand total: 118	169,604 SF

LEGEND

- MEP
- OTHER
- RESTROOM
- SEATING BOWL
- STAIRS, HALLWAYS, ELEVATOR, LOBBIES
- STORAGE

Key Plan



04-UPPER CONCOURSE - ZONING APPLICATIONCopy 1 | 1

0 8" 16" 32" 64"

1/32" = 1'-0"

HNTB

HNTB Corporation

ARCHITECTS
ENGINEERS
PLANNERS

715 Kirk Drive
Kansas City, Missouri 64105
(816) 472-1201

CONSULTANTS:

ASSOCIATE DESIGN ARCHITECT & BRANDING & WAYFINDING:
Perkins&Will

STRUCTURAL:
Thornton Tomasetti

CIVIL / FIELD DESIGN:
Smith Group

ASSOCIATE CIVIL / EXTERIOR SITE:
Engage Civil

LANDSCAPE & SITE PLANNING:
Site Design Group

MEP&FP, LIGHTING, TELECOM, SECURITY, & ACOUSTICS:
Henderson Engineers

ASSOCIATE MEP&FP & LEED:
dbHMS

AV / BROADCAST:
WJHW

FOOD SERVICE:
SIZO

WIND ANALYSIS:
RWDI

VERTICAL CIRCULATION:
Lerch Bates

COST CONSULTANT:
CCS International, Inc

CODE CONSULTANT:
Forza Consultants

OWNER/DEVELOPER:

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UPPER CONCOURSE

A000.05

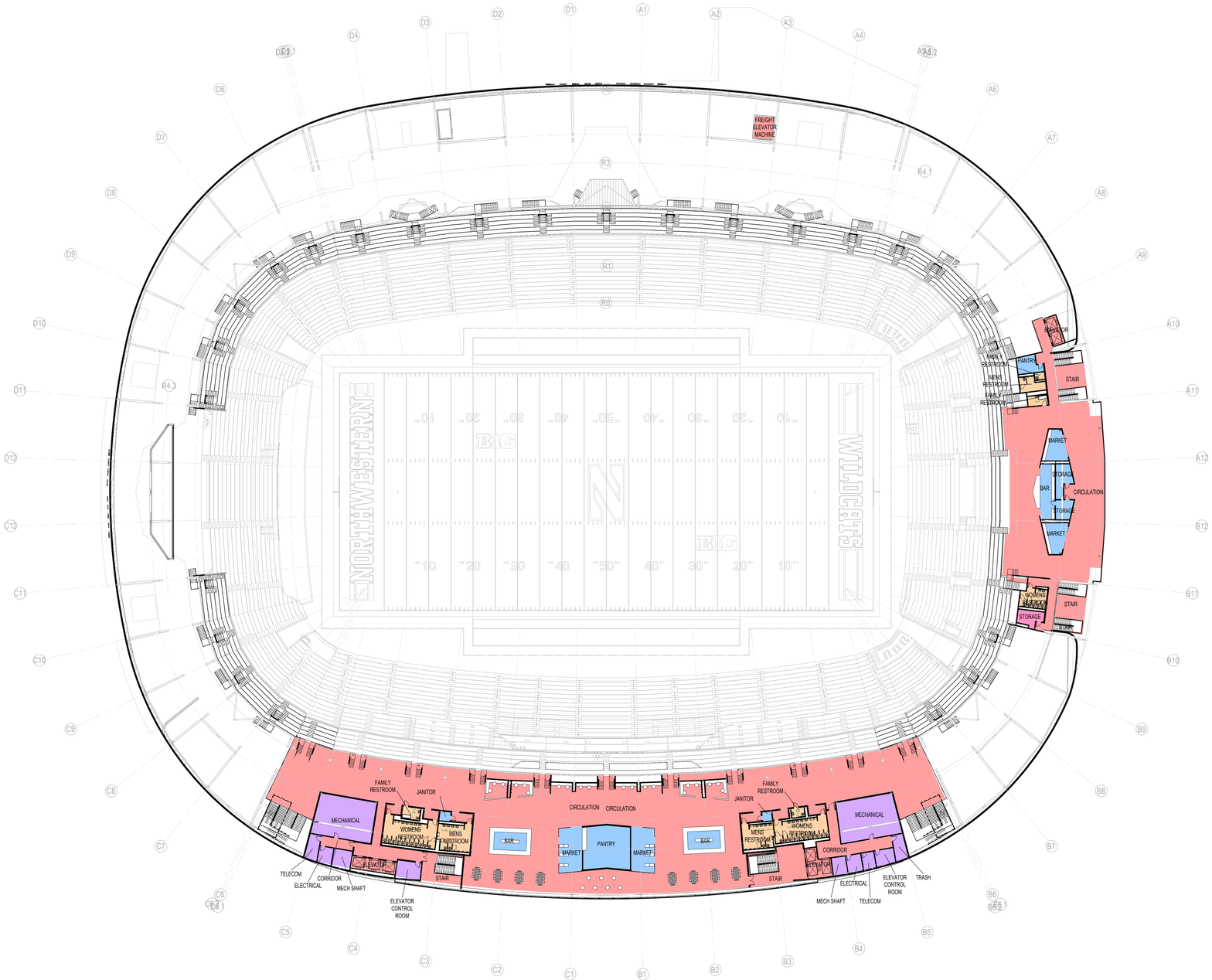
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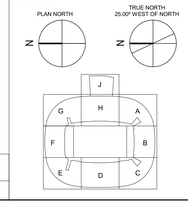
ZONING ANALYSIS AREA TABULATION	
Zone	Area
MEP	3,576 SF
OTHER	4,598 SF
RESTROOM	2,682 SF
STAIRS, HALLWAYS, ELEVATOR, LOBBIES	32,339 SF
STORAGE	177 SF
Grand total: 49	43,372 SF

LEGEND

- MEP
- OTHER
- RESTROOM
- STAIRS, HALLWAYS, ELEVATOR, LOBBIES
- STORAGE



Key Plan



05-PATIO LEVEL - ZONING APPLICATION | 1

0 8' 16' 32' 64'

1/32" = 1'-0"

HNTB

HNTB Corporation

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ENGINEERS
PLANNERS

715 Kirk Drive
Kansas City, Missouri 64105
(816) 472-1201

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ASSOCIATE CIVIL / EXTERIOR SITE:
Engage Civil

LANDSCAPE & SITE PLANNING:
Site Design Group

MEP&FP, LIGHTING, TELECOM, SECURITY, & ACOUSTICS:
Henderson Engineers

ASSOCIATE MEP&FP & LEED:
dbHMS

AV / BROADCAST:
WJHW

FOOD SERVICE:
SIZO

WIND ANALYSIS:
RWDI

VERTICAL CIRCULATION:
Lerch Bates

COST CONSULTANT:
CCS International, Inc

CODE CONSULTANT:
Forza Consultants

OWNER/DEVELOPER:

Northwestern University
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Northwestern University

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NOT FOR CONSTRUCTION

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SHEET TITLE & NUMBER

PATIO LEVEL

A000.06

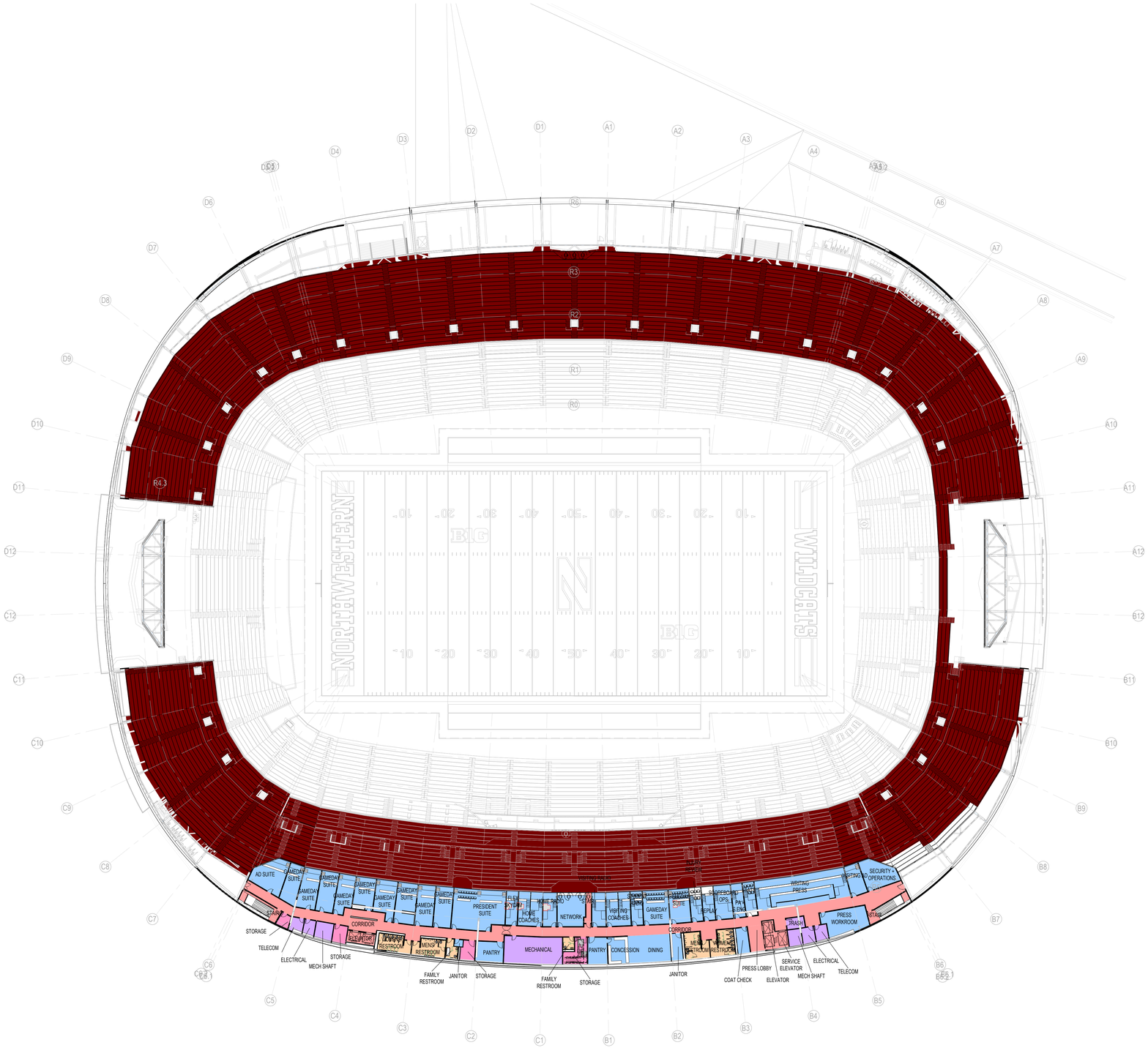
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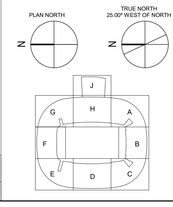
ZONING ANALYSIS AREA TABULATION	
Zone	Area
MEP	1,642 SF
OTHER	13,509 SF
RESTROOM	1,314 SF
SEATING BOWL	87,964 SF
STAIRS, HALLWAYS, ELEVATOR, LOBBIES	5,505 SF
STORAGE	608 SF
Grand total: 64	110,542 SF

LEGEND

- MEP
- OTHER
- RESTROOM
- SEATING BOWL
- STAIRS, HALLWAYS, ELEVATOR, LOBBIES
- STORAGE



Key Plan



06-PRESS - ZONING APPLICATION | 1

0 8" 16" 32" 64"

1/32" = 1'-0"

HNTB

HNTB Corporation

ARCHITECTS
ENGINEERS
PLANNERS

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Kansas City, Missouri 64105
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LANDSCAPE & SITE PLANNING:
Site Design Group

MEP&FP, LIGHTING, TELECOM, SECURITY, & ACOUSTICS:
Henderson Engineers

ASSOCIATE MEP&FP & LEED:
dbHMS

AV / BROADCAST:
WJHW

FOOD SERVICE:
SDO

WIND ANALYSIS:
RWDI

VERTICAL CIRCULATION:
Lerch Bates

COST CONSULTANT:
CCS International, Inc

CODE CONSULTANT:
Forza Consultants

OWNER/DEVELOPER:

Northwestern University
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Northwestern University

Ryan Field

1501 Central St
Evanston, IL 60208

NOT FOR CONSTRUCTION

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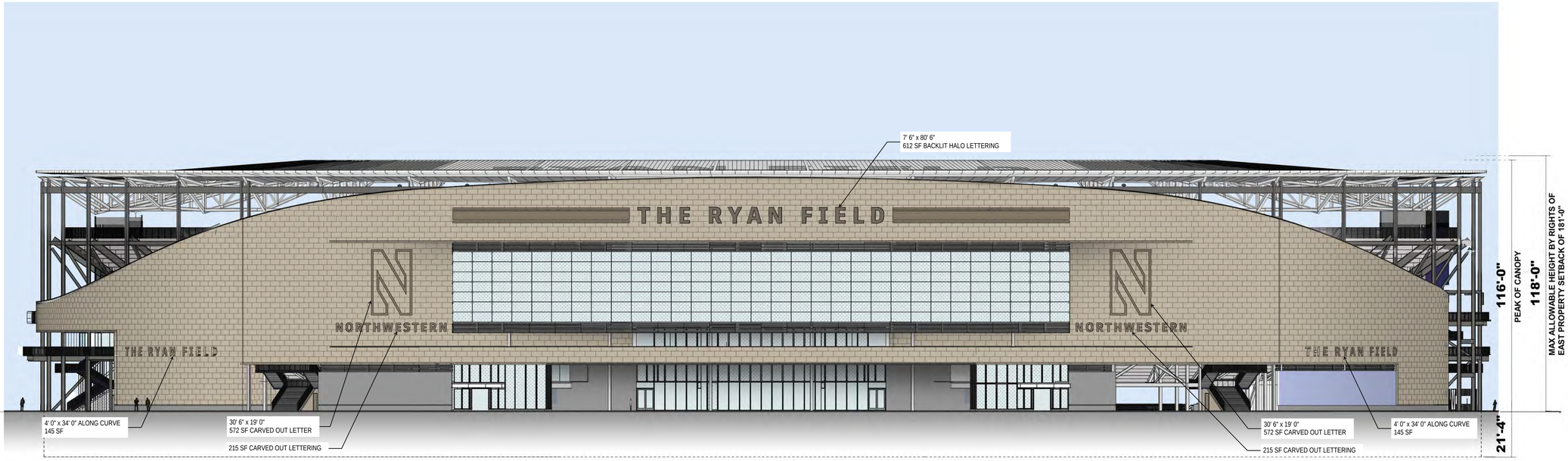
SHEET TITLE & NUMBER

PRESS LEVEL

A000.07

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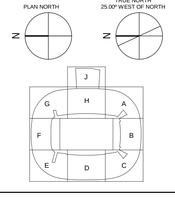


WEST ELEVATION - ZONING APPLICATION	2
3/64" = 1'-0"	



EAST ELEVATION - ZONING APPLICATION	1
3/64" = 1'-0"	

Key Plan



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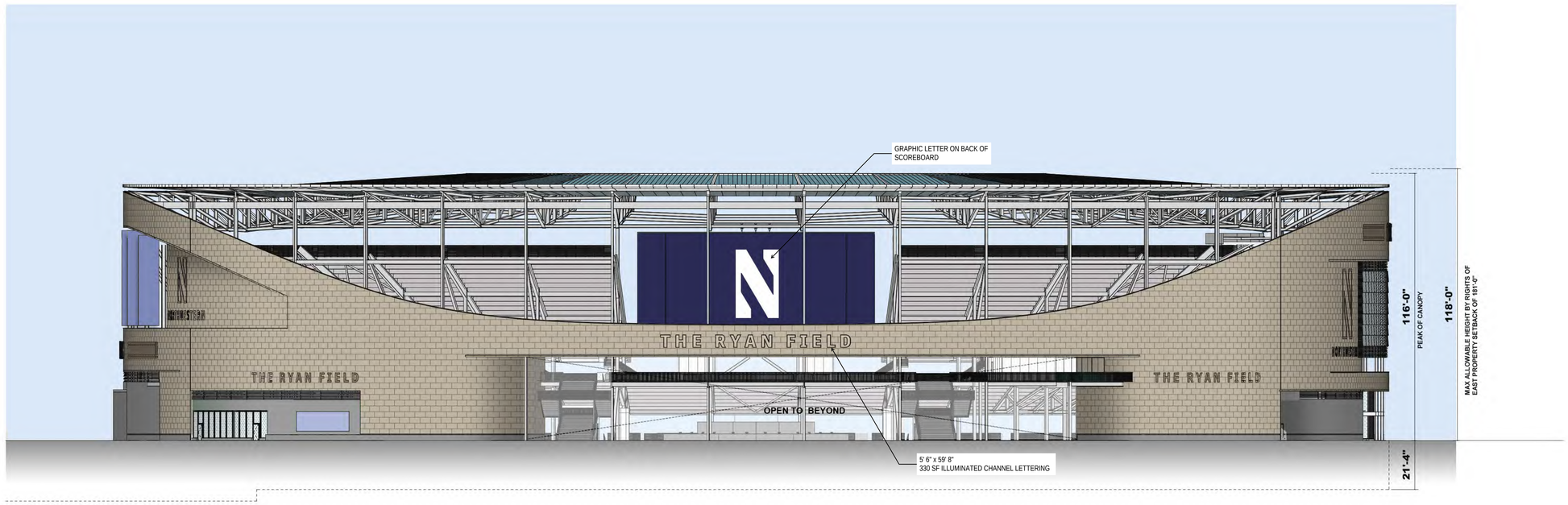
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EW ELEVATIONS

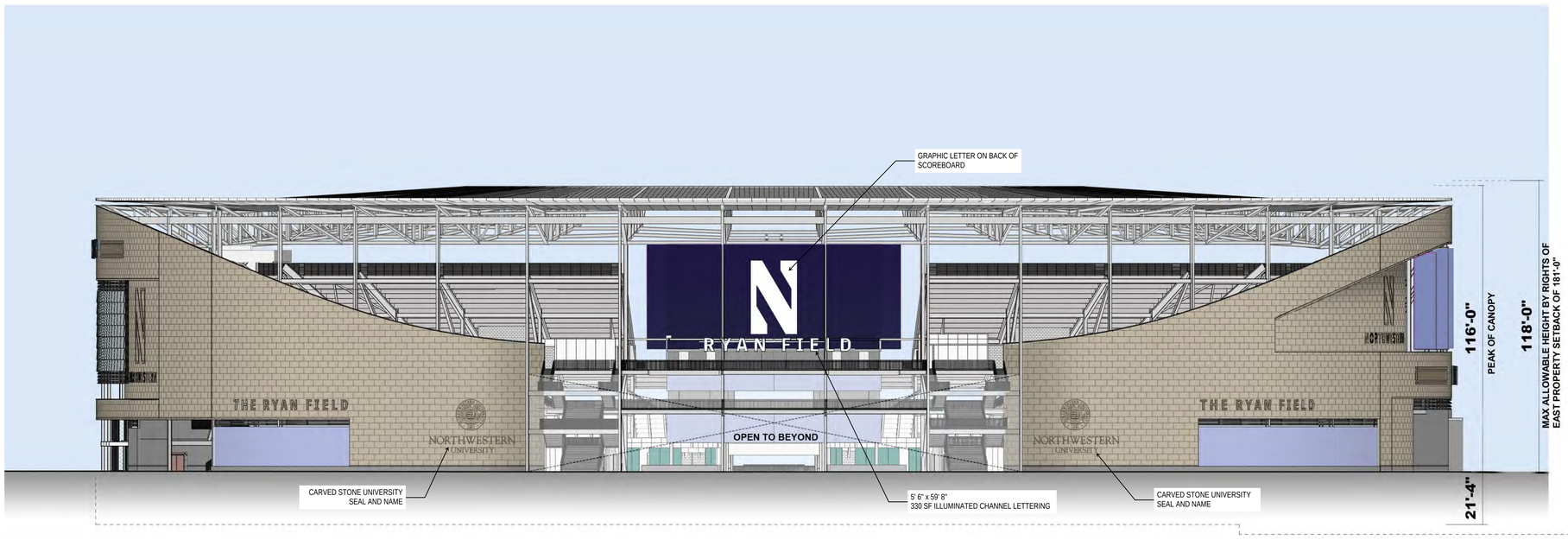
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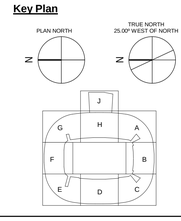


NORTH ELEVATION - ZONING APPLICATION	1
3/64" = 1'-0"	



SOUTH ELEVATION - ZONING APPLICATION	2
3/64" = 1'-0"	

Key Plan



HNTB

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(816) 472-1201

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WIND ANALYSIS:
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VERTICAL CIRCULATION:
Lerch Bates

COST CONSULTANT:
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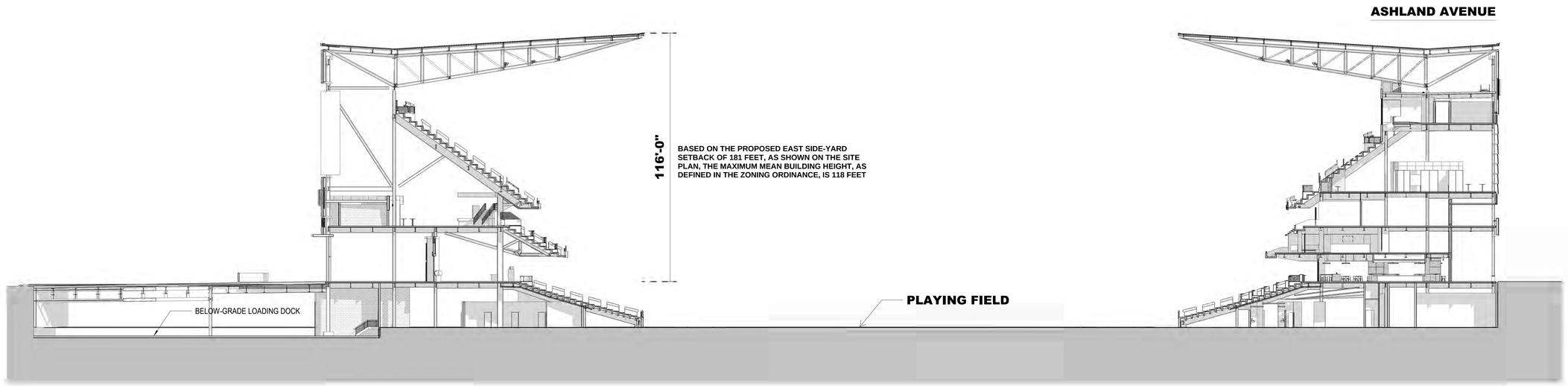
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NS ELEVATIONS

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EW Section	2
3/64" = 1'-0"	



NS Section	1
3/64" = 1'-0"	

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PLANNERS

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SHEET TITLE & NUMBER

BUILDING SECTIONS

A000.10

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VICINITY MAP – NOT TO SCALE

GREMLEY & BIEDERMANN

A DIVISION OF

PLCS Corporation

LICENSE NO. 184-005332

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630

TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / NSPS Land Title Survey

GRAPHIC SCALE

60 0 30 60

(IN FEET)

1" = 60'

ASSUMED

THAT PART LOT 17 (EXCEPT THE WEST 4.30 ACRES THEREOF) LYING WEST OF THE WEST LINE OF ASHLAND AVENUE, AND LYING SOUTH OF THE SOUTH LINE OF ISABELLA STREET AND LYING NORTH OF THE NORTH LINE OF CENTRAL AVENUE IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PART OF ARCHANGE QUILMETTE RESERVATION IN TOWNSHIP 42 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE PART OF LOTS 17 AND 18 LYING EAST OF THE EAST LINE OF ASHLAND AVENUE, SOUTH OF THE SOUTH LINE OF ISABELLA STREET AND NORTH OF THE NORTH LINE OF CENTRAL AVENUE (EXCEPT THE EASTERLY 4 FEET OF THE SOUTHERLY 432.92 FEET OF THE THE NORTHERLY 465.92 FEET OF LOT 18) IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PART OF ARCHANGE QUILMETTE RESERVATION IN TOWNSHIP 42 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

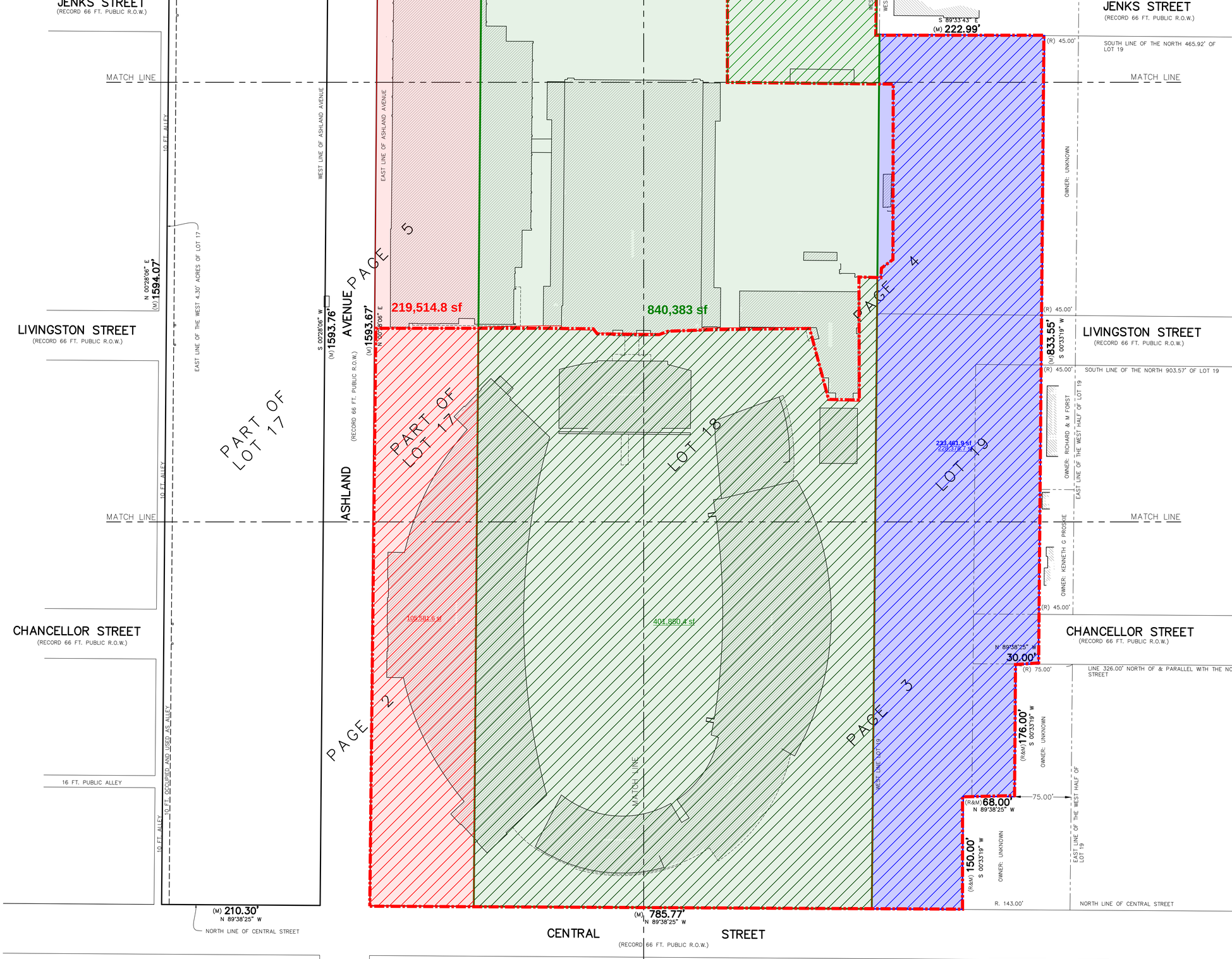
ALSO

THE WEST HALF OF LOT 19, EXCEPT THE NORTH 465.92 FEET THEREOF AND EXCEPT THE EAST 45.00 FEET LYING NORTH OF A LINE 326.00 FEET NORTH FROM AND PARALLEL WITH THE NORTH LINE OF CENTRAL STREET,

ALSO

EXCEPTING THEREFROM THAT PART BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF CENTRAL STREET WITH THE EAST LINE OF THE WEST HALF OF SAID LOT 19 AND RUNNING THENCE WEST ALONG THE NORTH LINE OF CENTRAL STREET, A DISTANCE OF 143.00 FEET; THENCE NORTH PARALLEL TO SAID EAST LINE OF THE WEST HALF OF LOT 19, A DISTANCE OF 150.00 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 68.00 FEET TO A POINT 75.00 FEET WEST OF SAID EAST LINE OF WEST HALF OF LOT 19; THENCE NORTH PARALLEL TO SAID EAST LINE OF THE WEST HALF OF LOT 19, A DISTANCE OF 176.00 FEET TO A POINT 326.00 FEET NORTH OF THE NORTH LINE OF CENTRAL STREET; THENCE EAST PARALLEL TO SAID SOUTH LINE OF LOT 19, A DISTANCE OF 75.00 FEET TO AN INTERSECTION WITH SAID EAST LINE OF THE WEST HALF OF LOT 19; AND THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF LOT 19, A DISTANCE OF 326.00 FEET TO THE POINT OF BEGINNING; EXCEPTING FROM THE ABOVE CERTAIN STREETS OPENED AND USED IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PART OF THE ARCHANGE QUILMETTE RESERVATION (SITUATED IN TOWNSHIP 42, NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

AREA OF PROPERTY = 1,628,423 SQ. FT. OR 37.38 ACRES MORE OR LESS



Overall Parcel

LOT 17
219,514.8 SF (5.04 ACRE)

LOT 18
840,383 SF (19.29 ACRE)

LOT 19
233,461.4 SF (5.36 ACRE)

TOTAL
1,293,359.2 SF (29.69 ACRE)

Project Area (Red Line Bounded,Hatched Area)

LOT 17
105,581.6 SF (2.42 ACRE)

LOT 18
401,880.4 SF (9.23 ACRE)
99,264.5 SF (2.28 ACRE)

LOT 19
228,378.7 SF (5.24 ACRE)

TOTAL
835,105.2 SF (16.35 ACRE)

REVISED PER EMAIL APRIL 29, 2022 (BB)
REVISED PER EMAIL APRIL 29, 2022 (BB)

ORDERED BY: NORTHWESTERN UNIVERSITY	CHECKED:	DRAWN: BB
ADDRESS: 1501 CENTRAL STREET		

GREMLEY & BIEDERMANN
A Division of PLCS, Corporation
License No. 184-005332
PROFESSIONAL LAND SURVEYORS
4505 North Elston Avenue, Chicago, IL 60630
Telephone: (773) 685-5102 Email: INFO@PLCS-Survey.com

ORDER NO.	DATE:	PAGE NO.
2021-29557-001	FEBRUARY 24, 2022	1 OF 7
	SCALE: 1 INCH = 60 FEET	

G:\CAD\2021\2021-29557\2021-29557-001 PAGE 1.dwg

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2022

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF, AND IS SUBJECT TO, ALL RESTRICTIONS AND MATTERS APPEARING OF RECORD AS MIGHT BE DISCLOSED BY A CURRENT TITLE COMMITMENT.

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C0254K, EFFECTIVE DATE SEPTEMBER 10, 2021.

Note (R&M) denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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PRIMARY BENCHMARK # 37
ELEVATION = 14.86 (593.832 NAVD)
ROD WITH CAP

LOCATION: SOUTHWEST QUADRANT OF MILBURN ST. & SHERIDAN RD.

SECONDARY BENCHMARK # 63
ELEVATION = 22.98 (601.972 NAVD)
NGS MONUMENT

LOCATION: SOUTHWEST QUADRANT COLFAX ST. & BROWN AVE.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, AND 19 OF TABLE A THEREOF.

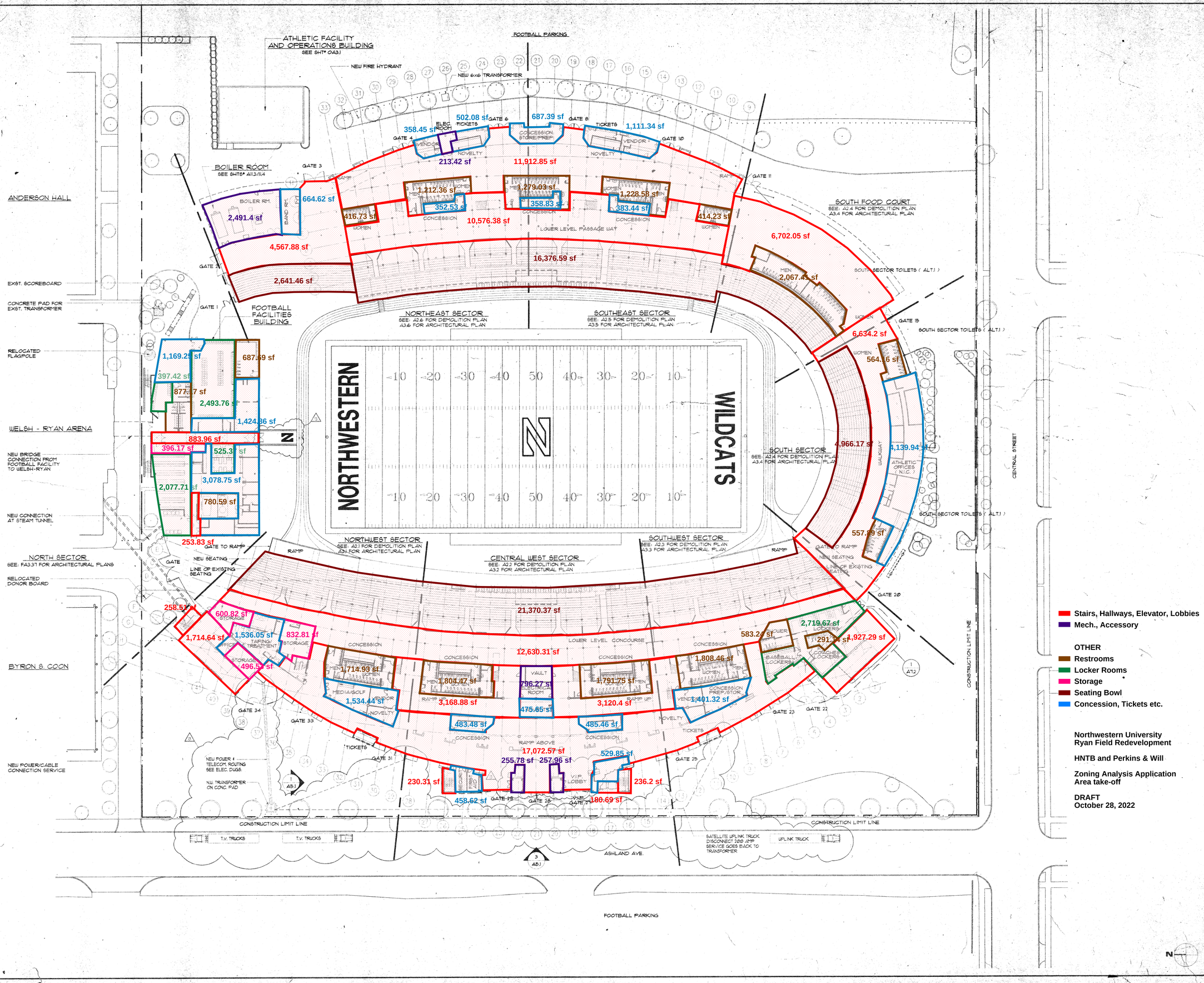
THE FIELD WORK WAS COMPLETED ON MARCH 25, 2022.

DATE OF PLAT MAY 2, 2022

BY:

PRELIMINARY

ROBERT G. BIEDERMANN
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802



Stairs, Hallways, Elevator, Lobbies
Mech., Accessory

OTHER
Restrooms
Locker Rooms
Storage
Seating Bowl
Concession, Tickets etc.

Northwestern University
Ryan Field Redevelopment

HNTB and Perkins & Will

Zoning Analysis Application
Area take-off

DRAFT
October 28, 2022

NORTHWESTERN UNIVERSITY

Office of the University Architect
Evanston Illinois

Griskelis + Smith Architects Ltd.
Chicago Illinois
Architects

Rosser International
Atlanta Georgia
Sport Facilities Consultants

Tylk, Gustafson and Associates
Chicago Illinois
Structural Engineers

Globetrotters Engineering Corp
Chicago Illinois
Mechanical/Electrical Engineers

Edwin Hancock Engineering Co.
Westchester Illinois
Civil Engineers

Carol Naughton + Associates
Chicago Illinois
Signage/Graphics

GENERAL NOTES

1. REFER TO A1.1 FOR FIELD PLAN.
2. REFER TO A1.1 SITE PLAN FOR TREES TO BE PROTECTED

CONSTRUCTION DOCUMENTS

AS BUILT VAR 05

6/23/97		ISSUE FOR CONSTRUCTION
11/01/96		ADDENDUM NO. 1
10/8/96		ISSUE FOR BID
09/6/96		ISSUE FOR PRICE
08/16/96		ISSUE FOR OWNER REVIEW
08/02/96		ISSUE FOR CITY REVIEW
DATE	NO.	REVISION

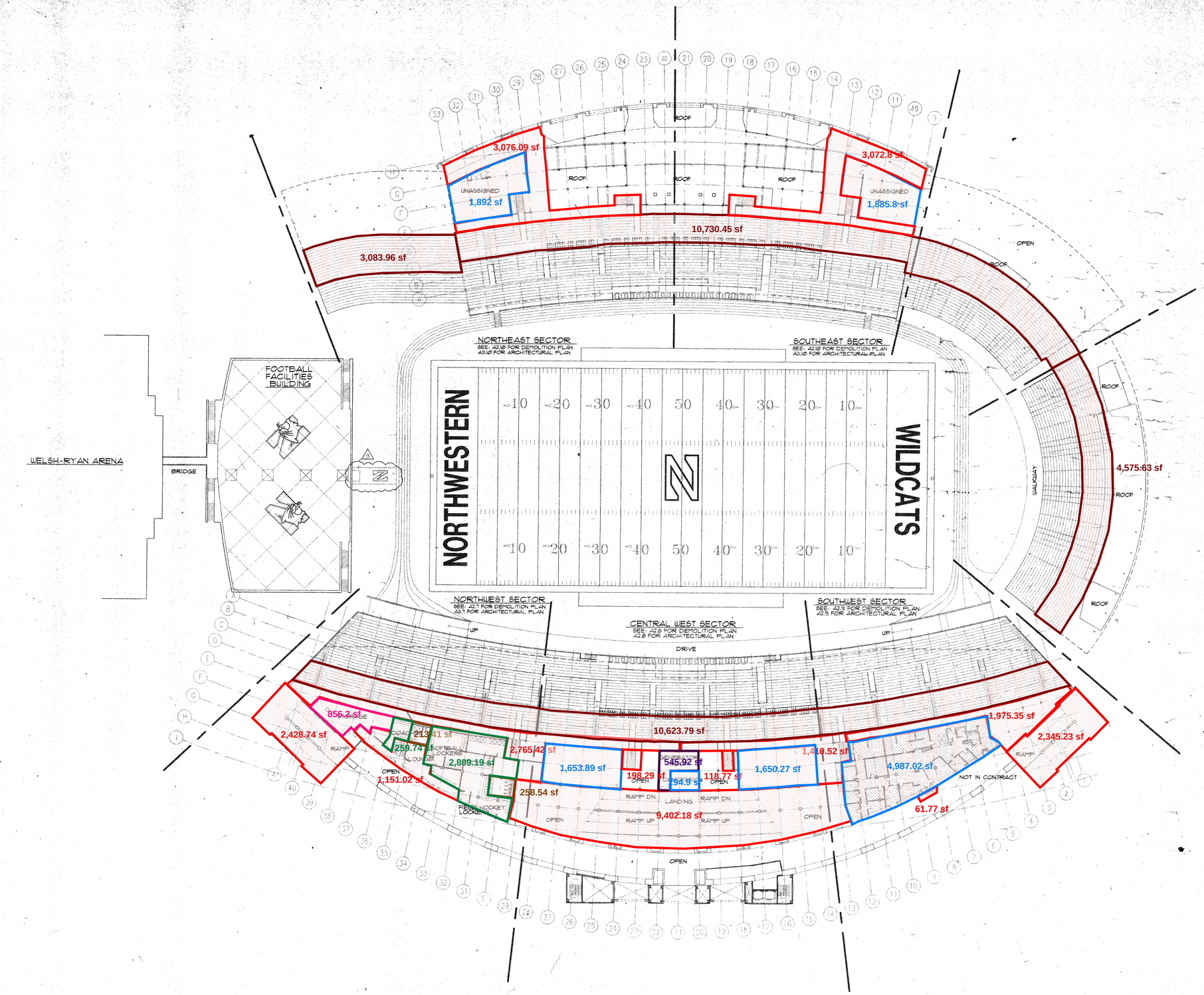
P:\ACAD\CAD#\PHASE\PLANS\OVERALL\A1.1.DWG

Northwestern University
DYCHE STADIUM RENOVATION

GROUND FLOOR PLAN

DATE: 08/96
SCALE: 1" = 1'-0"
GHS JOB NO. 9600
SHEET NO.: A1.2

67



- Stairs, Hallways, Elevator, Lobbies
- Mech., Accessory

OTHER
- Restrooms
- Locker Rooms
- Storage
- Seating Bowl
- Concession, Tickets etc.

Northwestern University
Ryan Field Redevelopment

HNTB and Perkins & Will

Zoning Analysis Application
Area take-off

DRAFT
October 28, 2022

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Architects

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Atlanta Georgia
Sport Facilities Consultants

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Structural Engineers

Globetrotters Engineering Corp
Chicago Illinois
Mechanical/Electrical Engineers

Edwin Hancock Engineering Co.
Westchester Illinois
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CONSTRUCTION DOCUMENTS

AS BUILT 12-98

DATE	NO.	REVISION
01/31/97	1	ISSUE FOR CONSTRUCTION
10/16/96		ISSUE FOR BID
09/13/96		ISSUE FOR PERMIT
09/13/96		ISSUE FOR OWNER REVIEW
08/26/96		ISSUE FOR CITY REVIEW

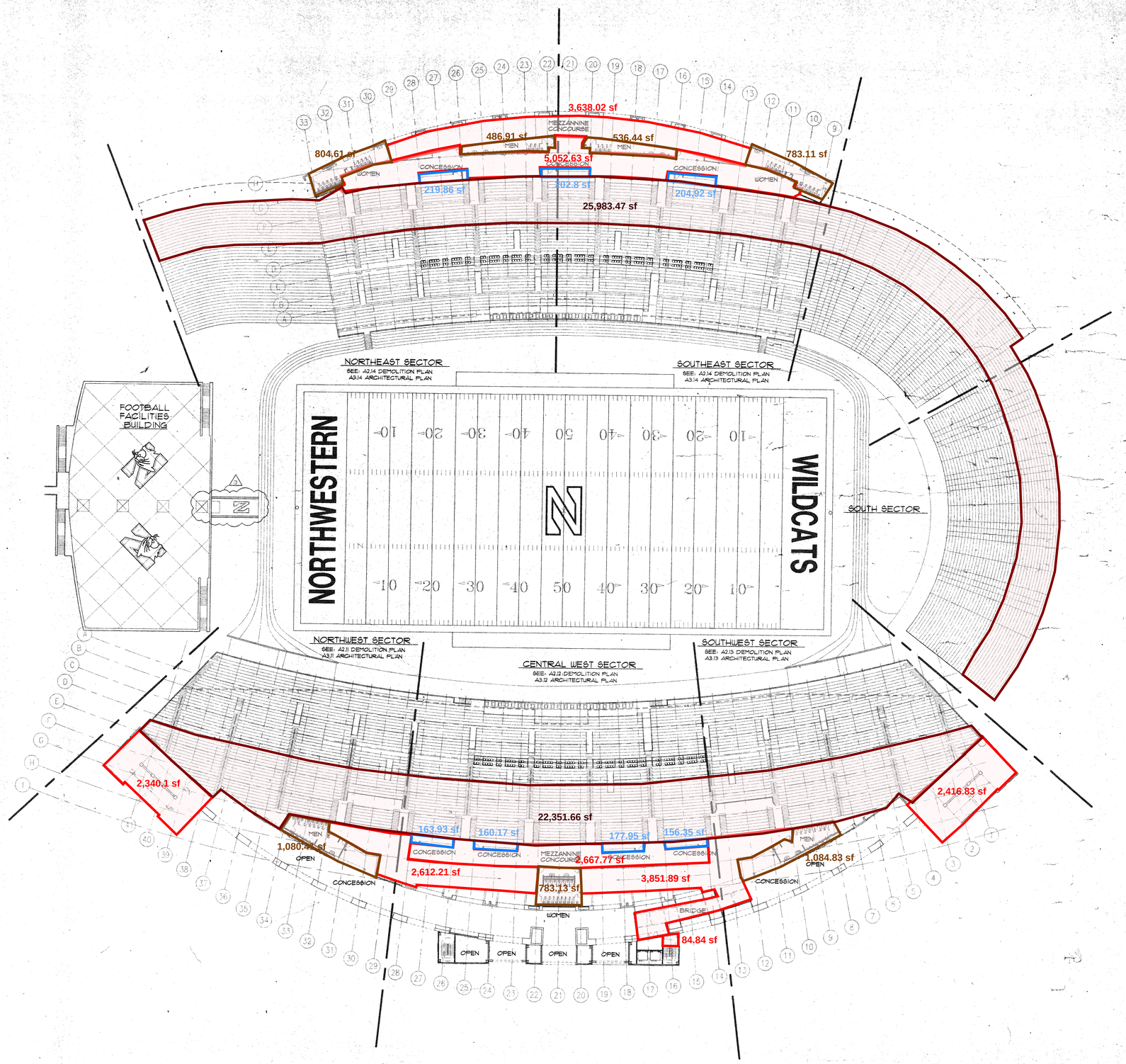
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Northwestern University
DYCHE STADIUM RENOVATION

SECOND FLOOR PLAN

DATE :	10.18.96	SHEET NO :
SCALE :	1/30" = 1'-0"	A1.3
GHS JOB NO :	9600	

67



- Stairs, Hallways, Elevator, Lobbies
- Mech., Accessory

OTHER

- Restrooms
- Locker Rooms
- Storage
- Seating Bowl
- Concession, Tickets etc.

Northwestern University
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GENERAL NOTES

1. REFER TO A1.5 FOR LOWER DECK SEATING PLAN

CONSTRUCTION DOCUMENTS

AS BUILT 12-'88

DATE	NO.	REVISION
03/31/97	1	ISSUE FOR CONSTRUCTION
10/15/96		ISSUE FOR BID
09/15/96		ISSUE FOR YELLO
07/15/96		ISSUE FOR OWNER REVIEW
05/31/96		ISSUE FOR CITY REVIEW

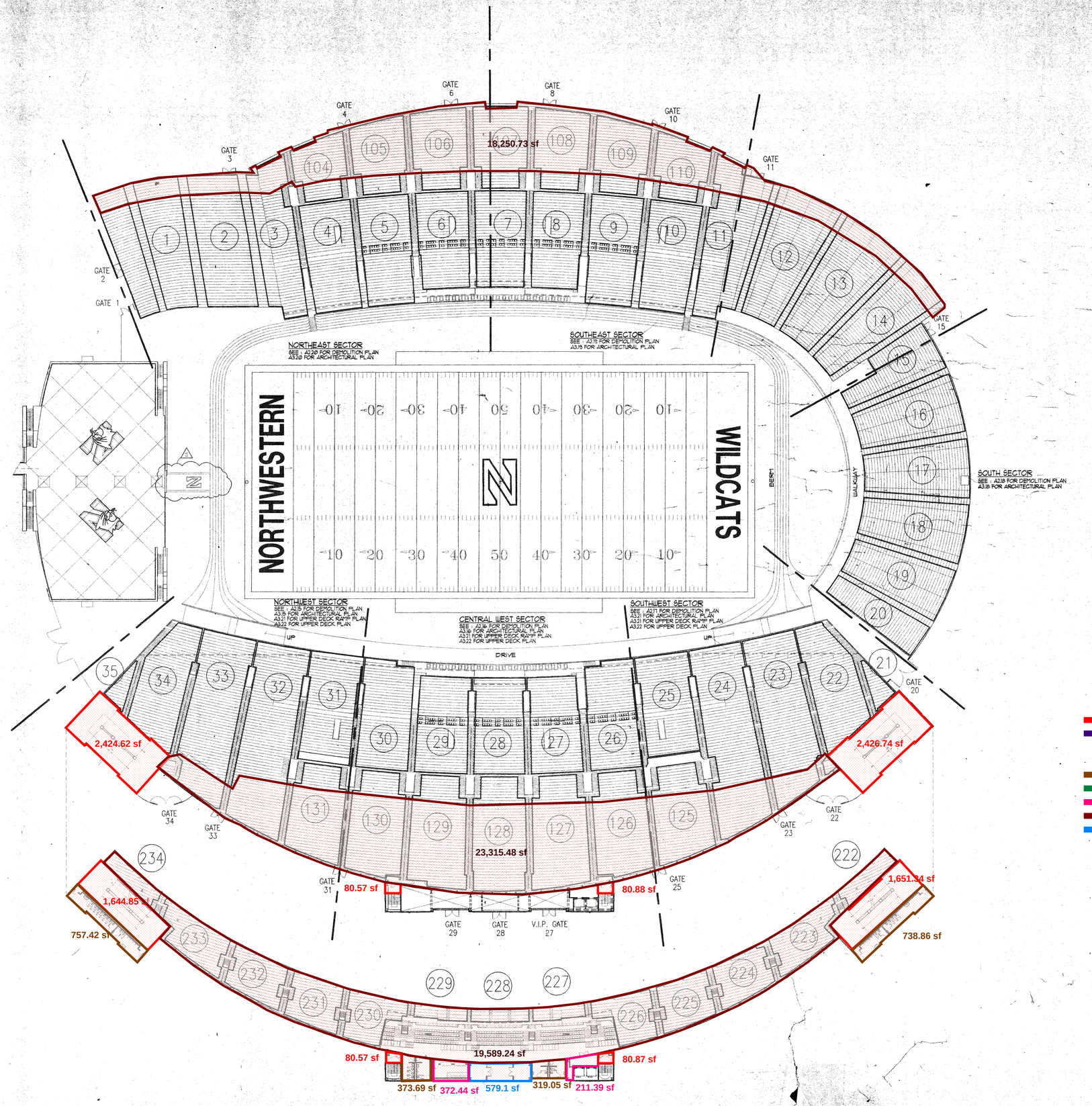
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Northwestern University
DYCHE STADIUM RENOVATION

MEZZANINE LEVEL PLAN

DATE :	10.18.96
SCALE :	1/30"-1'-0"
GHS JOB NO :	9600
SHEET NO :	A1.4

67



Stairs, Hallways, Elevator, Lobbies
Mech., Accessory

OTHER
Restrooms
Locker Rooms
Storage
Seating Bowl
Concession, Tickets etc.

Northwestern University
Ryan Field Redevelopment

HNTB and Perkins & Will

Zoning Analysis Application
Area take-off

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October 28, 2022

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GENERAL NOTES

1. REFER TO SIGNAGE/GRAPHIC FOR SIGNAGE INFORMATION.

CONSTRUCTION DOCUMENTS

AS BUILT

DATE	NO.	REVISION
01/23/97		ISSUE FOR CONSTRUCTION
10-18-96		ISSUE FOR BID
09/13/96		ISSUE FOR PERMIT
09/13/96		ISSUE FOR OWNER REVIEW
08/01/96		ISSUE FOR DEPARTMENT REVIEW

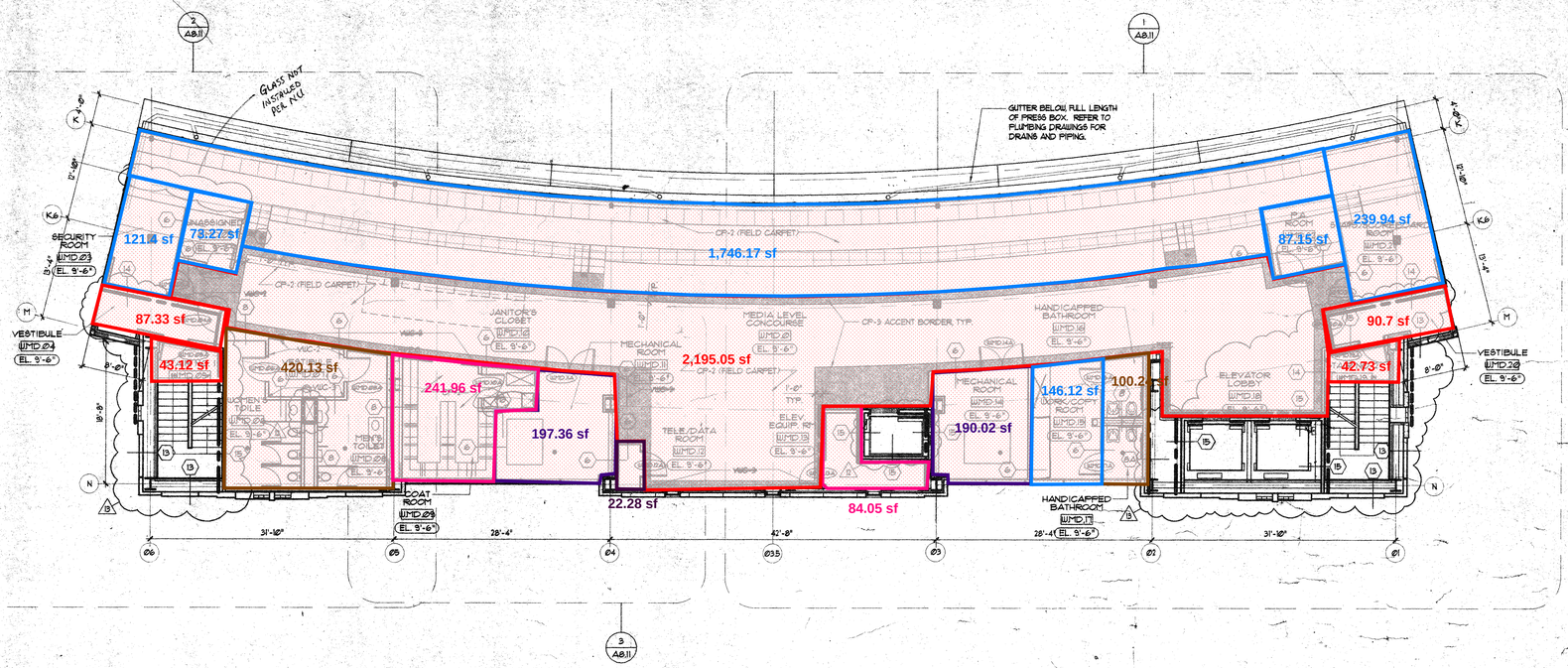
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Northwestern University
DYCHE STADIUM RENOVATION

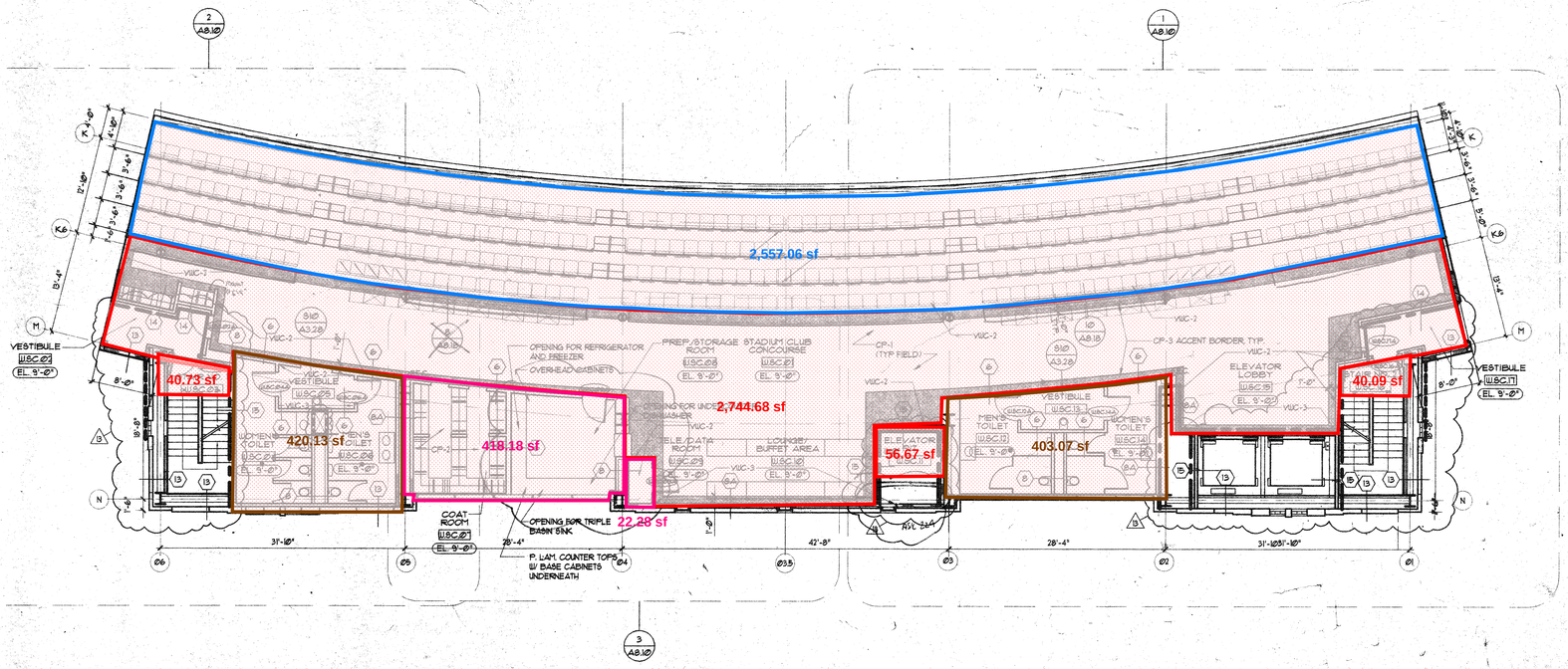
LOWER / UPPER DECK SEATING PLAN

DATE:	10-18-96
SCALE:	1"=30'-0"
G+S JOB NO.	9600
SHEET NO.:	A1.5

67



1 PRESS BOX MEDIA LEVEL PLAN
SCALE: 1/8" =1'-0"



2 PRESS BOX STADIUM CLUB LEVEL PLAN
SCALE: 1/8" =1'-0"

- Stairs, Hallways, Elevator, Lobbies
- Mech., Accessory

OTHER
- Restrooms
- Locker Rooms
- Storage
- Seating Bowl
- Concession, Tickets etc.

Northwestern University
Ryan Field Redevelopment

HNTB and Perkins & Will

Zoning Analysis Application
Area take-off

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October 28, 2022

RE: ASI 103 + 104
FOR SEATING + MILLWORK △

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Signage/Graphics

NOTE:
1. ALL EXTERIOR WALLS IN HEATED SPACES ARE TO BE INSULATED.

LEGEND:

EXISTING WALL CONST.
NEW WALL CONST.
NEW 3 HR FIRE RATED WALL
NEW 2 HR FIRE RATED WALL
NEW 1 HR FIRE RATED WALL

CONSTRUCTION DOCUMENTS

AS BUILT 1:21:98

1/31/97	1	ISSUE FOR CONSTRUCTION
11/24/96	2	ISSUE FOR ADDENDUM NO. 1
10/18/96		ISSUE FOR BID
09/18/96		ISSUE FOR PERMIT CORE, SD
09/13/96		ISSUE FOR PERMIT
09/18/96		ISSUE FOR OWNER REVIEW

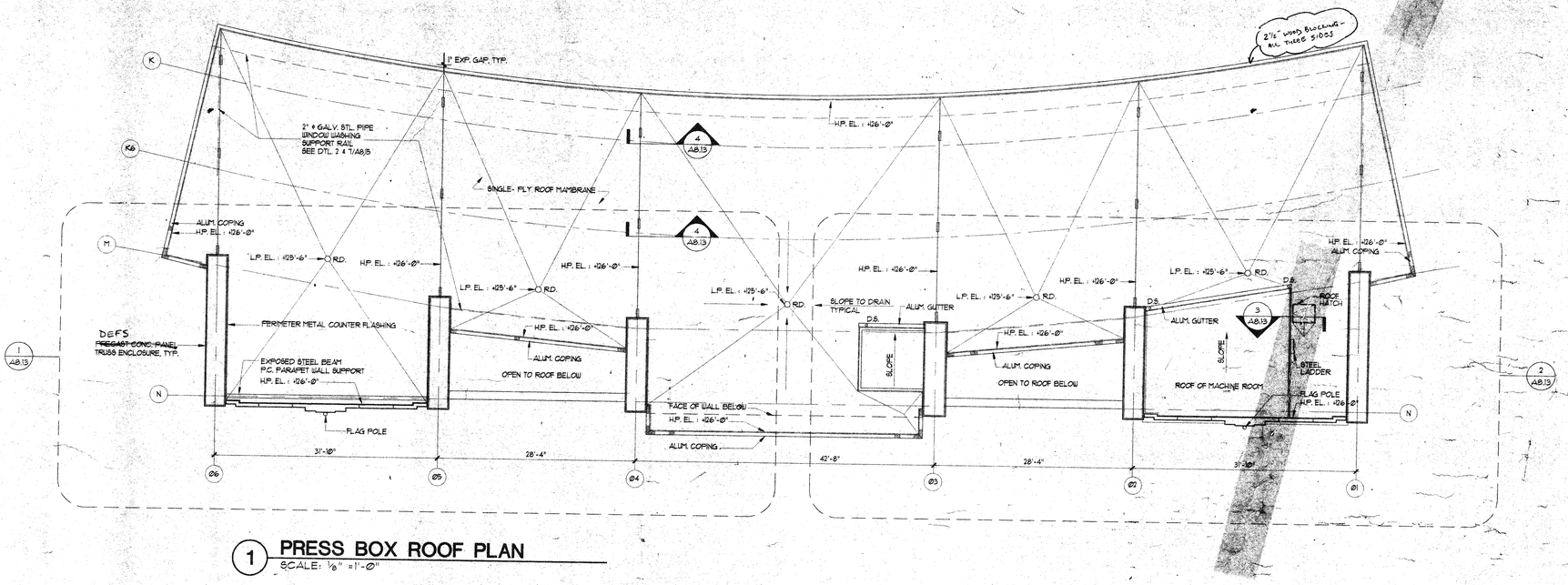
DATE NO. REVISION

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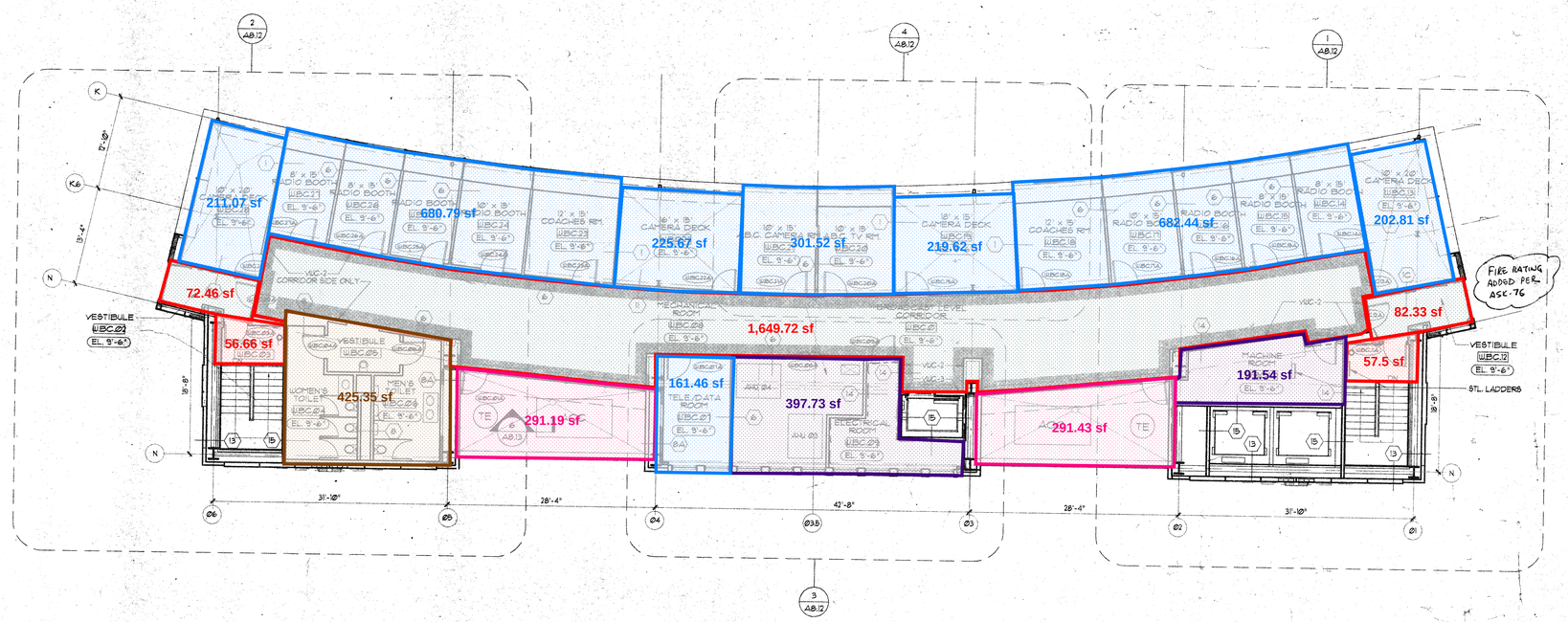
Northwestern University
DYCHE STADIUM RENOVATION

PRESS BOX PLANS

DATE: 10/18/96
SCALE: 1/8" = 1'-0"
GHS JOB NO: 9600
SHEET NO: A3.23



1 PRESS BOX ROOF PLAN
SCALE: ⅛" = 1'-0"



2 PRESS BOX BROADCAST LEVEL PLAN
SCALE: ⅛" = 1'-0"

- Stairs, Hallways, Elevator, Lobbies
- Mech., Accessory

OTHER
- Restrooms
- Locker Rooms
- Storage
- Seating Bowl
- Concession, Tickets etc.

Northwestern University
Ryan Field Redevelopment

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Zoning Analysis Application
Area take-off

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October 28, 2022

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CONSTRUCTION DOCUMENTS

AS BUILT 1-21-98

DATE	NO.	REVISION
6/17/97		ISSUE FOR CONSTRUCTION
09/8/96		ISSUE FOR PERMIT/CONC. BID
09/3/96		ISSUE FOR REBUID
09/3/96		ISSUE FOR OWNER REVIEW

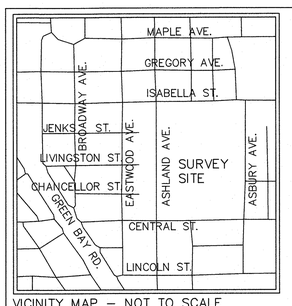
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Northwestern University
DYCHE STADIUM RENOVATION

PRESS BOX PLAN

DATE :	9/13/96	SHEET NO :
SCALE :	1/8" = 1'-0"	A3.24
GHS JOB NO :	9600	

67



VICINITY MAP – NOT TO SCALE

GREMLEY & BIEDERMANN

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4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / NSPS Land Title Survey

GRAPHIC SCALE
60 0 30 60
(IN FEET)
1" = 60'

THAT PART LOT 17 (EXCEPT THE WEST 4.30 ACRES THEREOF) LYING WEST OF THE WEST LINE OF ASHLAND AVENUE, AND LYING SOUTH OF THE SOUTH LINE OF ISABELLA STREET AND LYING NORTH OF THE NORTH LINE OF CENTRAL AVENUE IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PART OF ARCHANGE QUILMETTE RESERVATION IN TOWNSHIP 42 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THE PART OF LOTS 17 AND 18 LYING EAST OF THE EAST LINE OF ASHLAND AVENUE, SOUTH OF THE SOUTH LINE OF ISABELLA STREET AND NORTH OF THE NORTH LINE OF CENTRAL AVENUE (EXCEPT THE EASTERLY 4 FEET OF THE SOUTHERLY 432.92 FEET OF THE THE NORTHERLY 465.92 FEET OF LOT 18) IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PART OF ARCHANGE QUILMETTE RESERVATION IN TOWNSHIP 42 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

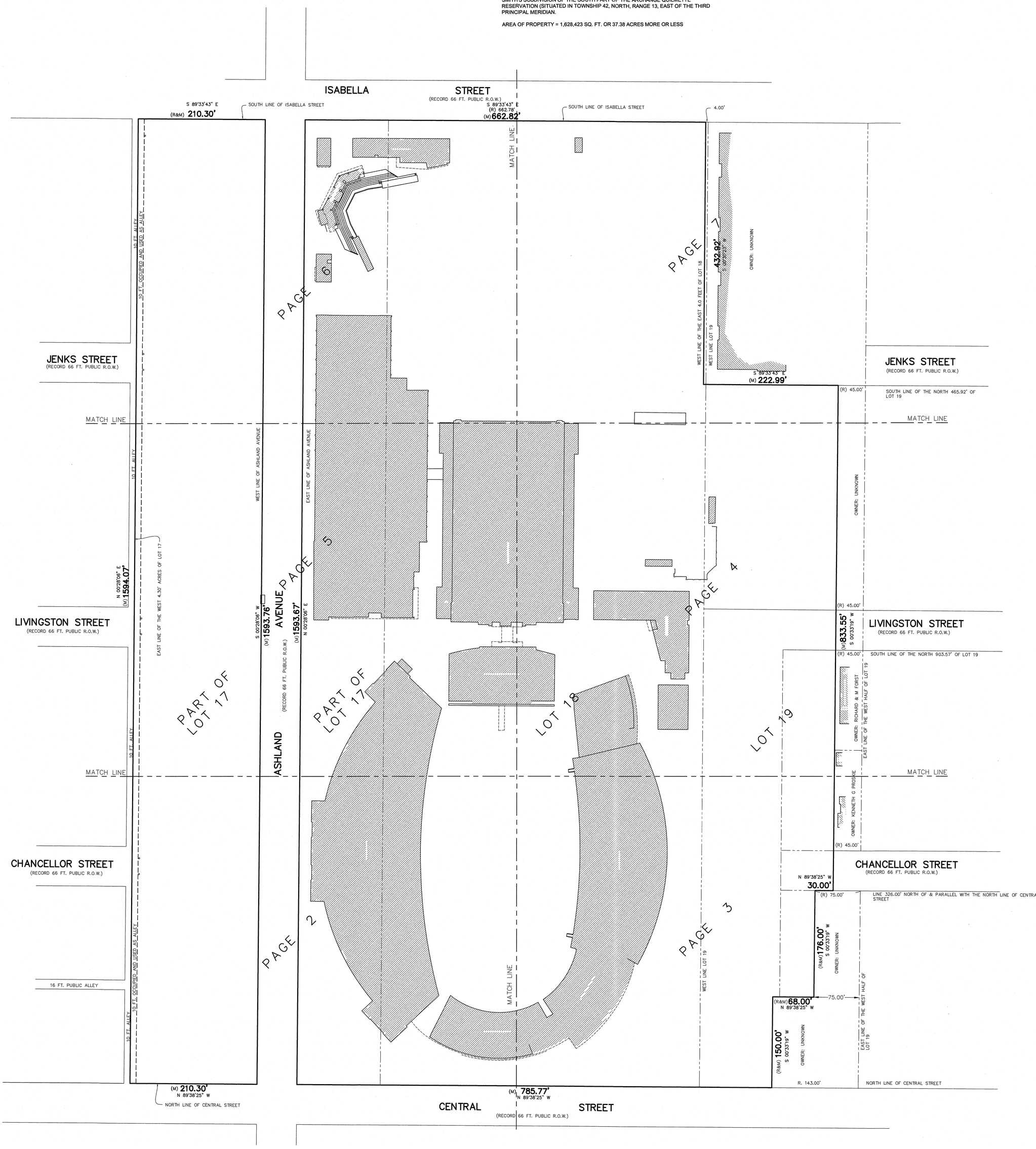
ALSO

THE WEST HALF OF LOT 19, EXCEPT THE NORTH 465.92 FEET THEREOF AND EXCEPT THE EAST 45.00 FEET LYING NORTH OF A LINE 326.00 FEET NORTH FROM AND PARALLEL WITH THE NORTH LINE OF CENTRAL STREET,

ALSO

EXCEPTING THEREFROM THAT PART BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF CENTRAL STREET WITH THE EAST LINE OF THE WEST HALF OF SAID LOT 19 AND RUNNING THENCE WEST ALONG THE NORTH LINE OF CENTRAL STREET, A DISTANCE OF 143.00 FEET; THENCE NORTH PARALLEL TO SAID EAST LINE OF THE WEST HALF OF LOT 19, A DISTANCE OF 150.00 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID LOT 19, A DISTANCE OF 68.00 FEET TO A POINT 75.00 FEET WEST OF SAID EAST LINE OF WEST HALF OF LOT 19; THENCE NORTH PARALLEL TO SAID EAST LINE OF THE WEST HALF OF LOT 19, A DISTANCE OF 176.00 FEET TO A POINT 326.00 FEET NORTH OF THE NORTH LINE OF CENTRAL STREET; THENCE EAST PARALLEL TO SAID SOUTH LINE OF LOT 19, A DISTANCE OF 75.00 FEET TO AN INTERSECTION WITH SAID EAST LINE OF THE WEST HALF OF LOT 19; AND THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF LOT 19, A DISTANCE OF 326.00 FEET TO THE POINT OF BEGINNING; EXCEPTING FROM THE ABOVE CERTAIN STREETS OPENED AND USED IN GEORGE SMITH'S SUBDIVISION OF THE SOUTH PART OF THE ARCHANGE QUILMETTE RESERVATION (SITUATED IN TOWNSHIP 42, NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

AREA OF PROPERTY = 1,628,423 SQ. FT. OR 37.38 ACRES MORE OR LESS



REVISED PER EMAIL APRIL 29, 2022 (BB)

ORDERED BY: NORTHWESTERN UNIVERSITY	CHECKED:	DRAWN: BB
ADDRESS: 1501 CENTRAL STREET		

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TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO.	DATE: FEBRUARY 24, 2022	PAGE NO.
2021-29557-001	SCALE: 1 INCH = 60 FEET	1 OF 7

G:\CAD\2021\2021-29557\2021-29557-001 PAGE 1.dwg

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2022

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF, AND IS SUBJECT TO, ALL RESTRICTIONS AND MATTERS APPEARING OF RECORD AS MIGHT BE DISCLOSED BY A CURRENT TITLE COMMITMENT.

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C0254K, EFFECTIVE DATE SEPTEMBER 10, 2021.

Note (R&M) denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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PRIMARY BENCHMARK # 37
ELEVATION = 14.86 (593.832 NAVD)
ROD WITH CAP

LOCATION: SOUTHWEST QUADRANT OF MILBURN ST. & SHERIDAN RD.

SECONDARY BENCHMARK # 63
ELEVATION = 22.98 (601.972 NAVD)
NGS MONUMENT

LOCATION: SOUTHWEST QUADRANT COLFAX ST. & BROWN AVE.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B)(1), 7(C), 8, 9, 13, 14, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 25, 2022.

DATE OF PLAT JUNE 24, 2022.

BY: _____

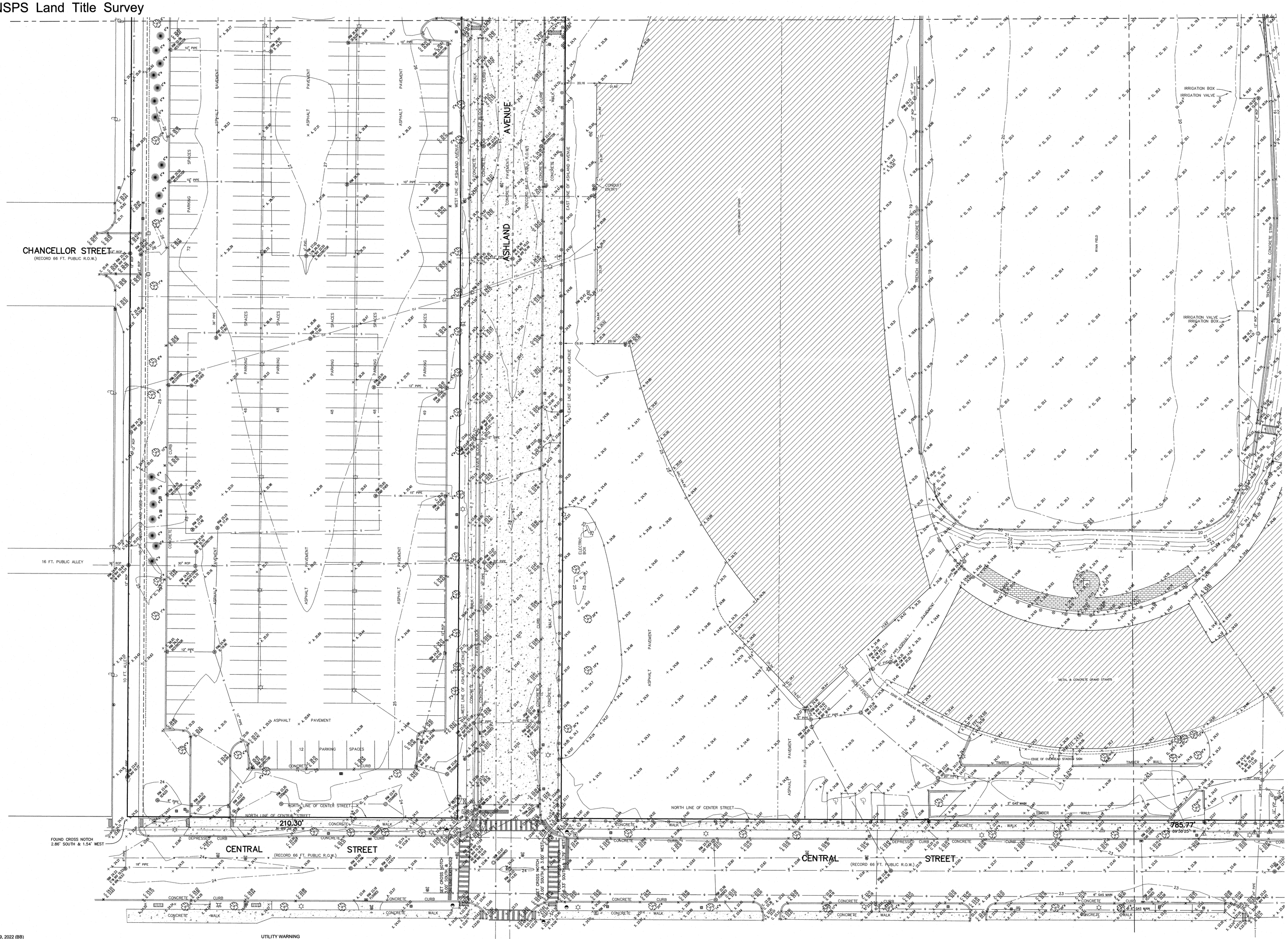
ROBERT G. BIEDERMANN
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802

ROBERT G. BIEDERMANN 2802 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS CHICAGO, ILLINOIS

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4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / NSPS Land Title Survey

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1" = 20'



LEGEND

- Storm MH
- Storm CB
- Storm CB
- Storm Inlet
- San MH
- San Storm Combo MH
- San Clean Out
- Water MH
- Water Buffalo Box
- Water Hand Hole
- Water Fire Hydrant
- Telephone MH
- Telephone Pedestal
- Telephone Vault
- Utility Pole
- Guy Anchor
- Electric MH
- Electric Vault
- Electric Hand Hole
- Electric Pad
- Electric Meter
- Electric Pedestal
- Electric Light Pole
- Electric Traffic Signal
- Electric Traffic Control Box
- Electric Traffic Vault
- Electric Ground Light
- Electric Mounted Wall Light
- Gas Buffalo Box
- Gas Hand Hole
- Tree – Deciduous
- Tree – Evergreen
- Sign Post
- Bumper Post
- Bike Rack
- Unclassified Manhole
- Auto Sprinkler
- Hose Connection
- Flag Pole
- Iron Pipe
- Cut Cross
- Cut Notch
- JULIE Mark – Electric
- JULIE Mark – Telephone
- JULIE Mark – Gas
- JULIE Mark – Water

A.=ASPHALT ELEVATION
GR.=GRAVEL ELEVATION
FFE.=FINISHED FLOOR ELEVATION
W.=WALK ELEVATION
X.=CONCRETE ELEVATION
TOE.=TOP OF SLOPE ELEVATION
TOB.=TOP OF BANK ELEVATION
C.=CURB ELEVATION
G.=GUTTER ELEVATION
EL.=ELEVATION
TW.=TOP OF WALL ELEVATION
BR.=BRICK ELEVATION
B.=BOTTOM

- BOUNDARY
- UNDERLYING LOTS
- AERIAL WIRES
- FENCE LINES
- CONCRETE CURB
- DEPRESSED CURB
- S — SEWER MAIN
- W — WATER MAIN
- HW — HOT WATER RETURN
- G — GAS MAIN
- E — ELECTRIC
- T — TELEPHONE
- CATV — CABLE TV
- STM — STEAM PIPE
- COND — CONDENSATE LINE
- FO — FIBER OPTIC
- UD — UNDER DRAIN
- MATCH LINE
- CONTOUR LINES

NOTE:
(RIM) = RIM AS SHOWN FROM PLANS
(INVERT) = INVERTS AS SHOWN FROM PLANS

REVISED PER EMAIL APRIL 29, 2022 (BB)
REVISED PER EMAIL APRIL 6, 2022 (BB)

ORDERED BY: NORTHWESTERN AVENUE	CHECKED:	DRAWN:
ADDRESS: RYAN FIELD		BB

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TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO.	DATE:	PAGE NO.
2021-29557-001	SCALE: 1 INCH = 20 FEET	2 OF 7

G:\CAD\2021\2021-29557\2021-29557-001.dwg

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2022

Note (R&M) denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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UTILITY WARNING

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes NO guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Call DIGGER - (312) 744-7000 within the City of Chicago.

Outside of the City of Chicago call J.U.L.I.E. (800) 892-0123 prior to construction or excavation.

Utility connections depicted hereon are based on data collected on the ground and utility atlas data provided by Northwestern University and others. More accurate data might be available with a utility location made by a public or private location service.

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ALTA / NSPS Land Title Survey

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1" = 20'

ASSUMED

LEGEND

- Storm MH
- Storm CB
- Storm CB
- Storm Inlet
- San MH
- San Storm Combo MH
- San Clean Out
- Water MH
- Water Buffalo Box
- Water Hand Hole
- Water Fire Hydrant
- Telephone MH
- Telephone Pedestal
- Telephone Vault
- Utility Pole
- Guy Anchor
- Electric MH
- Electric Vault
- Electric Hand Hole
- Electric Pad
- Electric Meter
- Electric Pedestal
- Electric Light Pole
- Electric Traffic Signal
- Electric Traffic Control Box
- Electric Traffic Vault
- Electric Ground Light
- Electric Mounted Wall Light
- Gas Buffalo Box
- Gas Hand Hole
- Tree – Deciduous
- Tree – Evergreen
- Sign Post
- Bumper Post
- Bike Rack
- Unclassified Manhole
- Auto Sprinkler
- Hose Connection
- Flag Pole
- Iron Pipe
- Cut Cross
- Cut Notch
- JULIE Mark – Electric
- JULIE Mark – Telephone
- JULIE Mark – Gas
- JULIE Mark – Water

A =ASPHALT ELEVATION
GR.=GRAVEL ELEVATION
FFE.=FINISHED FLOOR ELEVATION
W.=WALK ELEVATION
X.=CONCRETE ELEVATION
TOE.=TOP OF SLOPE ELEVATION
TOB.=TOP OF BANK ELEVATION
C.=CURB ELEVATION
G.=GUTTER ELEVATION
EL.=ELEVATION
TW.=TOP OF WALL ELEVATION
BR.=BRICK ELEVATION
B.=BOTTOM

- BOUNDARY
- UNDERLYING LOTS
- AERIAL WIRES
- FENCE LINES
- CONCRETE CURB
- DEPRESSED CURB
- SEWER MAIN
- WATER MAIN
- HOT WATER RETURN
- GAS MAIN
- ELECTRIC
- TELEPHONE
- CABLE TV
- STEAM PIPE
- CONDENSATE LINE
- FIBER OPTIC
- UNDER DRAIN
- MATCH LINE
- CONTOUR LINES

NOTE:
(R&M) = RIM AS SHOWN FROM PLANS
(INVERT) = INVERTS AS SHOWN FROM PLANS

CHANCELLOR STREET
(RECORD 66 FT. PUBLIC R.O.W.)

CENTRAL STREET
(RECORD 66 FT. PUBLIC R.O.W.)

N 89°38'25" W 30.00'

FOUND IRON PIPE AT CORNER

LINE 326.00' NORTH OF AND PARALLEL WITH THE NORTH LINE OF CENTRAL STREET

SET MAG NAIL AT CORNER

(R&M) 68.00' N 89°38'25" W

S 00°09'19" E 150.00'

N 00°09'19" W 176.00'

785.77' S 89°50'25" E

NORTH LINE OF CENTER STREET

NORTH LINE OF CENTRAL STREET

EAST LINE OF THE WEST HALF OF LOT 19

WEST LINE OF LOT 19

IRRIGATION BOX
IRRIGATION VALVE

TRANSFORMER ON CONCRETE PAD

AREA INACCESSIBLE

2 STORY STUCCO BUILDING

RYAN FIELD

CONCRETE GRAND STAND

METAL & CONCRETE GRAND STANDS

EDGE OF OVERHEAD STADIUM SIGN

TIMBER WALL

ASPHALT PAVEMENT

PLANTER BED

SWITCH GEAR ON CONCRETE PAD

REVISED PER EMAIL APRIL 29, 2022 (BB)
REVISED PER EMAIL APRIL 6, 2022 (BB)

ORDERED BY: NORTHWESTERN AVENUE	CHECKED	DRAWN
ADDRESS: RYAN FIELD		BB

GREMLEY & BIEDERMANN
PLCS CORPORATION
LICENSE NO. 184-005532
PROFESSIONAL LAND SURVEYORS
4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630
TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

ORDER NO.	DATE	PAGE NO.
2021-29557-001	SCALE 1 INCH = 20 FEET	3 OF 7

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SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2022

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ALTA / NSPS Land Title Survey

GRAPHIC SCALE
20 0 10 20
(IN FEET)
1" = 20'

ASSUMED

LEGEND

- Storm MH
- Storm CB
- Storm CB
- Storm Inlet
- San MH
- San Storm Combo MH
- San Clean Out
- Water MH
- Water Buffalo Box
- Water Hand Hole
- Water Fire Hydrant
- Telephone MH
- Telephone Pedestal
- Telephone Vault
- Utility Pole
- Guy Anchor
- Electric MH
- Electric Vault
- Electric Hand Hole
- Electric Pad
- Electric Meter
- Electric Pedestal
- Electric Light Pole
- Electric Traffic Signal
- Electric Traffic Control Box
- Electric Traffic Vault
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- Electric Mounted Wall Light
- Gas Buffalo Box
- Gas Hand Hole
- Tree – Deciduous
- Tree – Evergreen
- Sign Post
- Bumper Post
- Bike Rack
- Unclassified Manhole
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LIVINGSTON STREET
(RECORD 66 FT. PUBLIC R.O.W.)

SOUTH LINE OF THE NORTH 903.57' OF LOT 19

EAST LINE OF THE WEST HALF OF LOT 19

LOT 18

LOT 19

REVISED PER EMAIL APRIL 29, 2022 (BB)
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SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2022

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ALTA / NSPS Land Title Survey

GRAPHIC SCALE
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(IN FEET)
1" = 20'

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REVISED PER EMAIL APRIL 29, 2022 (BB)
REVISED PER EMAIL APRIL 6, 2022 (BB)

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ORDER NO.	DATE:	PAGE NO.
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SURVEYOR'S LICENSE EXPIRES November 30, 2022

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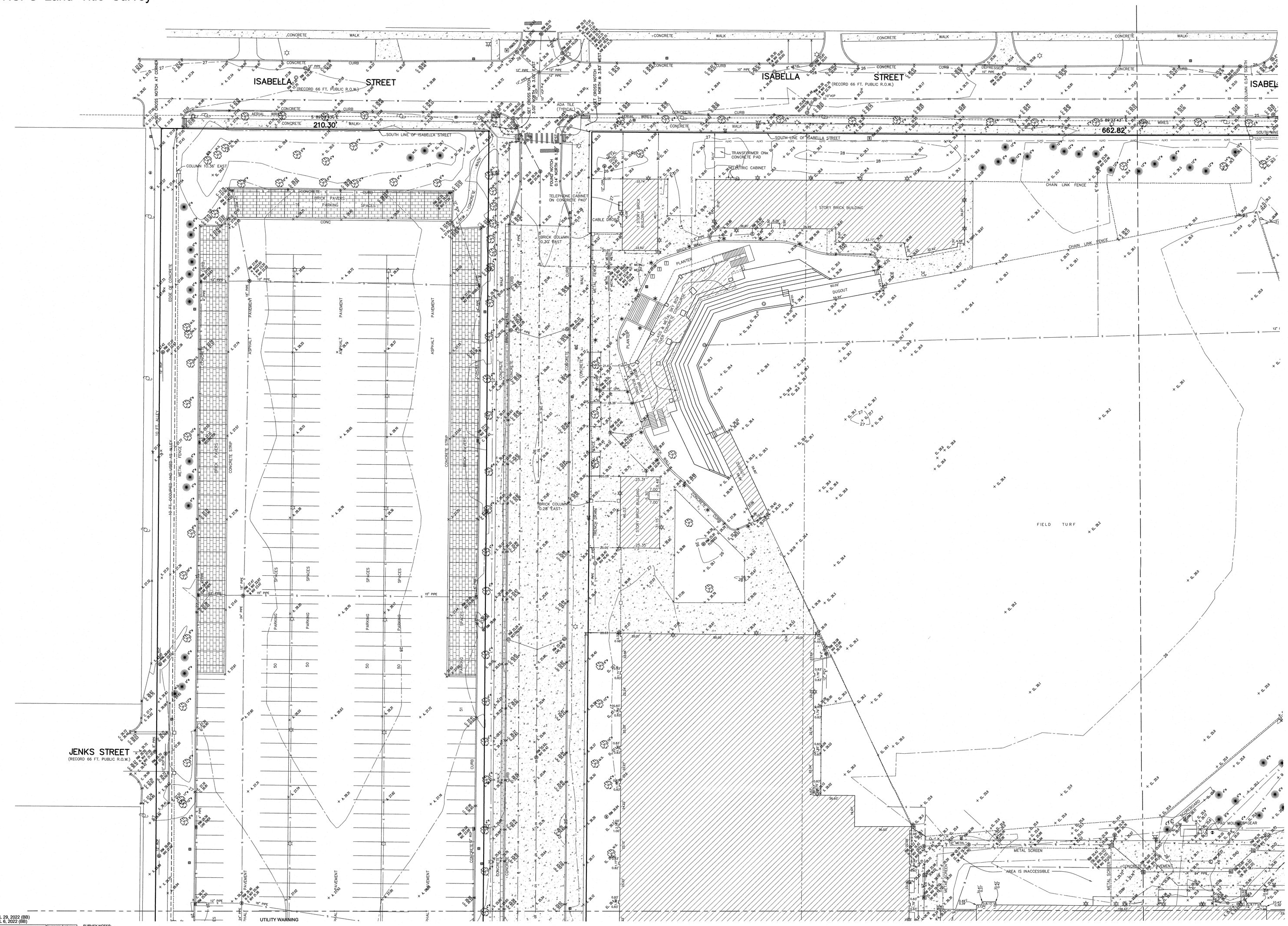
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ALTA / NSPS Land Title Survey

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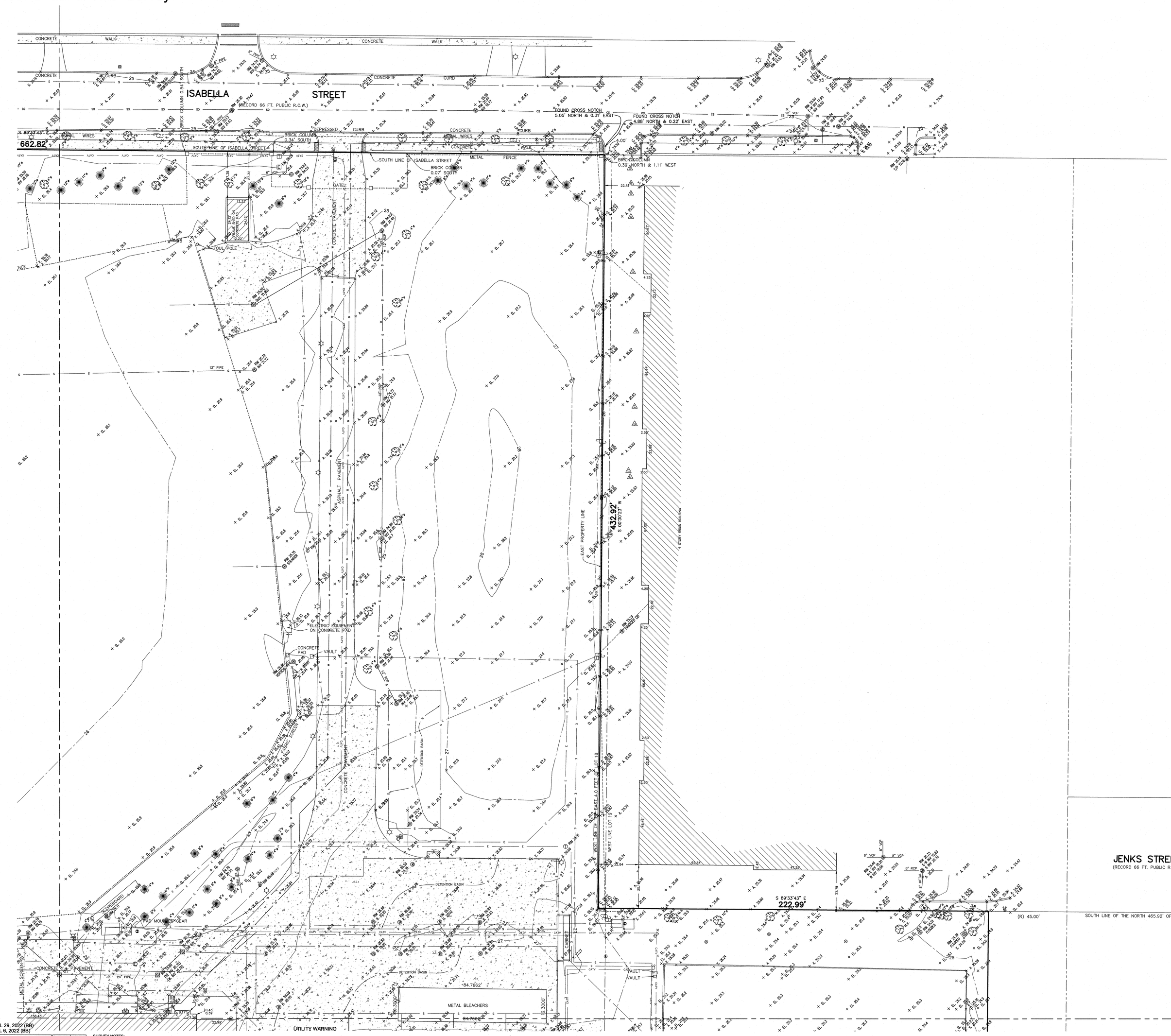
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