

MEMORANDUM

TO: Plan Commission

FROM: Jeff Ryckaert, Principal Planner and Dan Nakahara, Planner

DATE: February 21, 2019

RE: Request for an Amendment to the Deerfield High School Special Use and a Text Amendment for a Proposed Digital Scoreboard on Adams Athletic Field for Deerfield High School (Township High School District 113)

Subject Property

The subject property consists of Deerfield High School located at 1959 Waukegan Road. Township High School District 113 owns the property. The subject property is zoned P-1 Public Lands District. The Middle Fork of the North Branch of the Chicago River runs through the northeast portion of the property. In 2000, the high school received approval of additions to the school (Ord 0-00-39) and in 2004 the stadium lighting was approved (Ord 0-04-14). In 2011, advertising signs on sports field fencing and a digital scoreboard was approved (Ord 0-11-41), and in 2014 additions for the gym and pool were approved (Ord 0-14-09).

Surrounding Land Use and Zoning

North: Village of Bannockburn – commercial

South: R-2 Single Family Residential District – single family homes, North Trail subdivision

East: Village of Highland Park - residential

West (across Waukegan Road): Village of Bannockburn – residential

Proposed Plan

The petitioners are proposing to replace the existing scoreboard for Adams Field with a modern digital scoreboard. The existing 300 square foot (10' X 30') scoreboard to be replaced is located at the south end of the track and faces north to the interior of the athletic field. The petitioner's material indicates that the existing bulb scoreboard is more than 25 years old, in poor condition, technically obsolete and repairing or replacing parts is no longer a viable option.

The proposed digital scoreboard will be located at the north end of the track facing south to the interior of the athletic field and approximately 740 square feet in area (20' x 37'). The new scoreboard will be located 50 feet from the north property line and 1,420 feet from the southern two-story home. The scoreboard will be 34.12 feet in

overall height and the scoreboard is mounted on a steel monopole structure. At the top of the scoreboard there is a 4 foot truss for the school name and mascot. The top with the Deerfield Warriors and mascot is not illuminated, and there will be no Adams Field on the scoreboard. The digital scoreboard will not include sound. Page 2, the first full paragraph of District 113's letter dated January 10, 2019, explains the reasons for the new location of the scoreboard. The next paragraph of the January 10, 2019 letter explains their sightline documents that they prepared. The next page of their letter explains how the scoreboard lighting works.

The petitioner's materials indicate that the scoreboard will enhance the spectator experience and encourage spectator involvement for all sports contests on the field. The scoreboard will show the game score and time clock; instant replays and highlights; team and player profile screens; pictures and videos; statistics; animations; and other relevant game information. The scoreboard technology will also be used as an educational opportunity for students interested in sports broadcasting and similar media fields. The petitioners are also planning to use the new scoreboard for community events other than sports played on Adams field such as: community movie nights; community fundraisers such as Walk for Life and School Chest 5K); watch parties for state events; Special Olympics; watch parties for DHS away games, etc. The petitioner estimates 5-6 community events a year.

Zoning Conformance

The petitioner will be seeking an amendment to their Special Use for the proposed digital scoreboard and location. Attached are the Special Use standards.

The petitioners will also be seeking a Text Amendment to the Zoning Ordinance for the proposed digital scoreboard. At the present time, the current regulations in the P-1 Public Lands District allows for a digital scoreboard for a public high school property (Article 9.02-E, paragraph 3 passed in 2011 by Ordinance O-11-41) which reads:

Digital Scoreboard Sign for a Public High School Property

A digital scoreboard sign used in conjunction with a public high school athletic field may only be turned on during those time periods when an athletic event is occurring on the athletic field premises. The sign may contain no more than four permanent panels, not to exceed 32 square feet each, for display of static advertising.

The Plan Commission's 2011 recommendation for the new digital scoreboard indicated:

The petitioner's materials indicate that the scoreboard will range in size from 24 feet wide by 21 feet high at a minimum (504 square feet), and to 32 feet wide by 21 feet high at a maximum (672 square feet). The maximum size of any one

permanent logo to be placed on the scoreboard is 32 square feet. They have indicated there will be no more than 4 permanent school logos on the sign. The petitioners have indicated that the message center and programmable event headings (yards to go, time outs, penalties, etc.) for the sign are only viewable when the score board is in operation during a game. The petitioners have agreed to return to the Plan Commission for a workshop meeting to seek approval for the final design of the scoreboard.

Since the digital scoreboard did not have a final design when it went through the approval process in 2011, the applicant was required to come back to the Village for the final design review and approval.

As indicated above, the current regulations in Article 9.02-E paragraph 3 for a digital scoreboard allows the scoreboard to be turned on only when an event is occurring on the field. The petitioner's material indicate that the new digital scoreboard is proposed to be used for 5 to 6 community events in addition to sporting events played on Adams Field. These types of community events include: movie nights; community fundraisers; watch parties for state events; Special Olympics; watch parties for DHS away games, etc. The current regulations for the use of the digital scoreboard allow the scoreboard to be used for only during those time periods when an *athletic event* is occurring on the athletic field premises. Therefore, the text of the zoning ordinance needs to be changed to allow the digital scoreboard to be used for community events too.

The proposed text amendment that will replace the existing text in Article 9.02-E paragraph 3 for a digital scoreboard is below:

Digital Scoreboard Sign for a Public High School Property

A digital scoreboard sign used in conjunction with a public high school athletic field may only be turned on during those time periods when an athletic event is occurring on the athletic field premises, and during community events occurring on the athletic field premises. The digital scoreboard sign may not exceed 740 square feet in area.

In order for a Text Amendment to be approved, it must be in the public interest.

Ordinance O-04-14 dated March 15, 2004 (attached) allowed for 30 lighted events involving a DHS athletic team and 5 post-season lighted events in a given school year. Ordinance O-04-14 contained 10 conditions, restrictions, and limitations for lighted events involving a DHS athletic team. Staff has asked legal counsel for an opinion if Ordinance O-04-14 can be amended as part of this process to allow for community events to be lighted (as some of the events such as movie night or watch parties for events will need to be a lighted event), or if a separate public hearing is needed to changes Ordinance O-04-14 to allow non athletic events to be lit.

Height

Structures in the P-1 Public Lands District cannot exceed a height of thirty five (35) feet, except for public elevated water tanks, fire department hose drying towers, and similar structures. The proposed digital scoreboard is 34.12 feet in overall height.

Landscaping

The petitioner will not be changing the landscaping of the property with the proposed digital scoreboard.

Fire Department Letter

The petitioner has submitted a letter from the Deerfield-Bannockburn Fire Protection District dated January 8, 2019 that the proposed digital scoreboard would not have an impact on emergency vehicle accessibility.

Prefiling Conference Minutes

Attached are the Plan Commission January 24, 2019 prefiling conference minutes.

(2) **Prefiling Conference: Request for an Amendment to the Deerfield High School Special Use and a Text Amendment for a Proposed Digital Scoreboard on Adams Athletic Field for Deerfield High School (Township High School District 113)**

John Fuhrer, Director of Operations and Facilities at District 113 shared the district's mission statement which was developed and is shared by the entire community.

Larry Letwat introduced himself as Co-President of the Deerfield High School Booster Club and stated that his wife is Co-President and they are both volunteers in these roles. Over the past nine months, the Booster Club has worked closely with District 113, the superintendent and the Deerfield High School principal on plans for a new digital scoreboard for Adams Field and is pleased to now be in front of the Plan Commission.

Mr. Letwat shared that the mission of the Booster Club is to promote athletic success, spirit, sportsmanship and commitment to excellence beyond the classroom and to inspire students, teachers, parents and the community. They raise money and contribute funds for uniforms equipment, training, scholarships and more.

Mr. Letwat reported that advertising on the new scoreboard will generate revenue which is one of the main objectives of this project. Most or all the advertising revenue will go to the 31 athletic teams at Deerfield High School. This is one of the many benefits of the new scoreboard which will replace the existing 25 year old scoreboard and be the last big improvement on the campus to enhance the school overall. The scoreboard will improve the customer experience for parents, athletes and all sports spectators. It is a smaller scale of what an NFL or MLB scoreboard would look like and will incorporate graphics and replays and share information on student athletes. Broadcasting on the new scoreboard and operating it will be a collaboration of students and staff with a goal is to involve more students. The scoreboard will be there for years to come and will have the functionality and availability for dances, athletic events, cheer, commencements, senior nights and other activities. It will be a real improvement to the campus overall.

Robert Ruiz stated he has been the Athletic Director at Deerfield High School since 2009, at which time he heard that the facilities were in such bad shape and in need of upgrades that many of their sports teams preferred to play on the road then at their home facilities. He commented that the past few years has been planning for the funds and resources to complete several upgrades concluding with the new scoreboard.

Mr. Ruiz shared improvements completed over the past several years including the turf field at Adams Field spearheaded by Susan Bromberg, former Booster Club President. The district was not willing to finance the 1.2 million dollar turf field project, which involved many agencies, and Booster Club ensured it was completed. It was a significant start to many athletic upgrades. He added that the field benefits everyone and every student on the campus uses it for sports and physical education and it is also used on the weekends and by the community. A new pool was then put in with a referendum. All who compete at the new pool want to come back as it is a beautiful facility. The pool is busy from 3 P.M. to 10 P.M every day and on Saturdays. It is one of the biggest "wow" factors on campus after the newness of the new turf field wore off. After the pool was completed, a new gym was built large enough to host groups of over 2,000. The old gym could host no more than 900. When the new gym was built, they demolished old tennis courts and created new ones at that time, as well. Tennis players say new tennis courts are a

significant upgrade. The most recent upgrades are the new press box and bleachers at Adams Field. Mr. Ruiz added that the bleachers get packed for Friday night football games which is a positive activity for students to engage in and they are happy to have them on the campus. The new scoreboard is a significant piece of all these changes and is the final upgrade they are seeking to make for a long time.

Mr. Ruiz shared that the existing scoreboard has lasted the length of time that it should, and last year there were two or three occasions when the flights flickered on and off during athletic events and they were not sure it would come back on. Parts for the existing scoreboard are no longer available and difficult to find. The existing scoreboard is run by a coaxial cable and must be retrofitted with a wireless component.

Mr. Ruiz stated that the new scoreboard will beautify the facility. It will be 20 feet by 37 feet with a large screen that any template can be applied to for graphics and animation. It will sit on one steel pole and will have a sleek aesthetically pleasing design. For its configuration, it will have spaces for sponsorships, and it will be run by software in the press box. It will function as a scoreboard which is its primary purpose, and the secondary purpose is to engage and excite fans with some animation and graphics. A variety of animations will be preprogrammed and will be run during games by students in the press box. The board will be connected via fiber from the north end of the field where it will be located to the press box and will also have wireless capabilities from on the field.

Mr. Ruiz stated that it is important to note that the current scoreboard is on the south end and they are asking to move it to the north end on the northeast corner. He stated that as a school administrator, at sporting events his eyes aren't always on the game, they are also on the tennis courts, school entrances and sometimes several other locations to keep an eye on people coming in and out. He added that it is imperative that security personnel, parents and coaches are able to see throughout the property and moving the scoreboard will give this capability, as the current one blocks much of the view. Moving it will also free up the south end for space that can be utilized in other ways. He added that there is currently nothing on the north side of the field and the new scoreboard will balance this out making the entire field surrounded and not having everything at one end.

Mr. Fuhrer pointed out that the new scoreboard will be located on the north end outside of the track facing south. It will line up with the west edge of the old one across the field. Mr. Fuhrer reported that this project will coincide with three other projects on the property this year. The other projects being tennis courts will be redone, the track will be resurfaced, and a drain line under Waukegan Road to their water line will be upgraded. He stated that they wanted to time the new scoreboard with the track resurfacing so that they can add the fiber power under the track for the scoreboard while it is already dug up. They are hoping to have the project approved around May, get started this summer and have dedication this fall.

Chairman Berg asked if there are any audio components on the new scoreboard. Mr. Fuhrer replied that there would not be any sound; they will use the same audio sound system that has been in place, the new scoreboard will only be a visual.

Mr. Fuhrer stated that a Commissioner had questions that they wanted to address. One of the questions was why the new scoreboard was being moved to a location where it may impact neighbors. He stated that in the packets they have included images from the high school

entrance drive showing that the scoreboard will have same line of site and will be out of the line of site for other neighbors.

Commissioner Bromberg asked if they know the distance from the homes to the new scoreboard. Mr. Fuhrer replied that they do not have this information. Commissioner Bromberg suggested having this information at the Public Hearing.

Mr. Fuhrer stated that the scoreboard will out of site from the first home across the entrance drive because this home is one-story, but it may be visible from the second home and they will get this information for the Public Hearing. Chairman Berg asked if this is a typical size scoreboard for other schools in the area. Mr. Ruiz replied that yes, many scoreboard sizes are around this size.

Commissioner Bromberg asked what other events the new scoreboard will it be used for. Mr. Ruiz replied that they hope to use it when hosting non-athletic events in nature including band, fine arts, and other school programs that have the opportunity to use it. He added that there is a limited number of nights that the Adams Field lights can be on and they will continue to be good stewards with managing the lighted events as well as the new scoreboard.

Commissioner Bromberg commented that it is important to mention this, as well as the hours and practices at the field at the Public Hearing.

Commissioner Bromberg asked if visiting fans can also see the scoreboard even though there is a slight tilt. Mr. Ruiz replied that yes, the visiting teams and spectators on the east side would be able to view the scoreboard, as it is not a dramatic tilt.

Commissioner Bromberg asked how they will show replays. Mr. Ruiz shared that in 2009 they started a sports information team which is a group of students who film and create sports commentary. They have had 9 to 20 kids in this group, which operates for all sports seasons. These students love sports and sports stats and this sports information team has been very positive for them. They have had an ESPN commentator come in and talk to the group to enhance the program. Mr. Ruiz added that some of these students have gone on to study sports media in college and go into the field.

Commissioner Silva asked if there is any concern about the brightness of the new scoreboard being a distraction to drivers on Waukegan Road. Mr. Ruiz reported that there is about a 1.1 second that drivers will see the scoreboard if they are driving north on Waukegan Road at the speed limit so they are not concerned that the scoreboard will be a distraction. They can also control the LED bulb brightness based on the brightness outside so the scoreboard will adjust to nighttime lighting and will not appear so bright. The ability to control the brightness will also result in some energy savings. Commissioner Silva confirmed that the advertising is not directed toward drivers. Mr. Ruiz stated that the advertising is for people in the stadium and drivers on Waukegan Road.

Commissioner Bromberg asked if they plan to have the new scoreboard in use for 25 years. Mr. Ruiz replied that the longevity should be longer than 25 years.

Chairman Berg confirmed that there will be no advertisements on the sign when it is off. He commented that he was concerned that the scoreboard might impact residential areas but after hearing their presentation, it does not appear that that would be the case. He stated that it is

incumbent on the Petitioners to address this at the Public Hearing and to demonstrate this in case it becomes an issue.

Mr. Letwat asked what information they should share regarding this at the Public Hearing. Chairman Berg stated that in his experience, neighbors do not want additional lighting and noise affecting their homes and yards.

Commissioner Bromberg suggested addressing site lines, as well.

Mr. Ryckaert asked if the scoreboard is black when it is off. The Petitioner confirmed that the scoreboard would be blacked out when the scoreboard is off.

Commissioner Goldstone asked if there have been any conversations with the two homes in question that may have visibility of the scoreboard. Mr. Ruiz replied that no there have not been, but they are interested in doing this. The Commissioners suggested contact these homeowners to avoid any surprises going forward.

Mr. Nakahara asked if the new scoreboard will say Adams Field across the top as the existing one does. Mr. Ruiz replied that they are not sure yet, but they will label the field in some way but have not determined this at this time. Mr. Ruiz noted that the scoreboard will have a truss on top that says Deerfield Warriors as shown in the images and this will be permanent and will be illuminated when the scoreboard is off.

Commissioner Bromberg stated that the current scoreboard was approved by Ordinance that limited it to a certain size. Mr. Ryckaert stated that in 2011 there was a text amendment added to the Zoning Ordinance that approved a future new scoreboard ranging in size from 502 square feet to 672 square feet and the request for a text amendment will be to replace the current text amendment with a new text amendment for this proposed digital scoreboard.

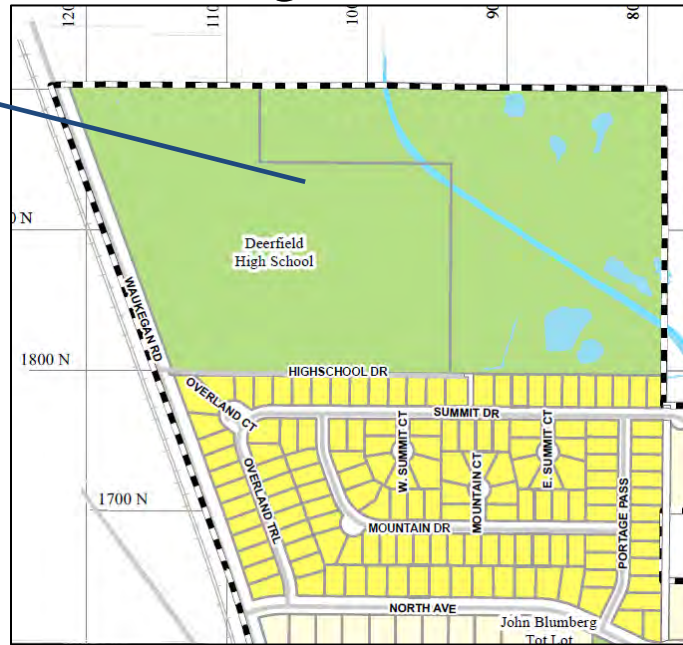
~~(S) **Prefiling Conference: Request for Text Amendment and Special Use for a Special Needs School for Felicity School; a Text Amendment and Special Use for a Personal Fitness Training Center for Movement Revolution and Institute for Human Performance; a Text Amendment for Private Sports Team Instruction all located in the I-1 Office Research Restricted Industry District at 550 Lake Cook Road (formerly the Venue One and Berto Center) and an Amendment to the Corporate 500 Centre Planned Unit Development (North Shore Sports and Wellness)**~~












The Petitioner, Mike Nekritz, Director of North Shore Sports and Wellness (NSSW), stated that he is with his business partner and father Barry Nekritz. He shared that they started North Shore Sports and Wellness four years ago when they took over the Joy of the Game facility. He added that they created a shared model of sports and wellness to improve life, by improving body, mind and spirit. North Shore Sports and Wellness is proposing to have at the facility, the Felicity School, an alternative high school, and Movement Revolution, which serves older people. The Felicity School and Movement Revolution goals are aligned with NSSW.

Mr. Nekritz stated that they are losing the Joy of the Game facility to new housing in Deerbrook Shopping Center and they had been struggling to find a solution. The former Berto Center provides a solution for half of the business operations currently at Joy of the Game. As such, they plan to split their businesses and they will no longer hold basketball and volleyball

Village of Deerfield 2019 Zoning Ordinance Map

Subject Property



	R-1	SINGLE FAMILY DISTRICT ONE FAMILY DWELLINGS AND ACCESSORY USES
	R-2	SINGLE FAMILY DISTRICT SAME AS R-1
	R-3	SINGLE FAMILY DISTRICT SAME AS R-1
	R-4	SINGLE & TWO FAMILY ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	R-5	GENERAL RESIDENCE ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	C-1	VILLAGE CENTER
	C-2	OUTLYING COMMERCIAL
	C-3	LIMITED COMMERCIAL OFFICE
	I-1	OFFICE, RESEARCH, RESTRICTED INDUSTRY
	I-2	LIMITED INDUSTRIAL
	P-1	PUBLIC LANDS SCHOOLS, PARKS, PUBLIC BUILDINGS & CEMETERIES

Deerfield High School



Map created on January 18, 2019.
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Map created on January 18, 2019.

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FOR BACKGROUND PURPOSES ONLY

- **ORDINANCE O-04-14 WHICH AUTHORIZED LIGHTING AT STADIUM EVENTS AT DHS**
- **ORDINANCE O-11-41 WHICH AUTHORIZED THE EXISTING DIGITAL SCOREBOARD AT DHS**

**VILLAGE OF DEERFIELD
LAKE AND COOK COUNTIES, ILLINOIS**

ORDINANCE NO. 0-04-14

**AN ORDINANCE AUTHORIZING AN AMENDMENT TO A
SPECIAL USE TO ALLOW FOR STADIUM LIGHTING
AT THE DEERFIELD HIGH SCHOOL IN THE
P-1 PUBLIC LANDS DISTRICT**

WHEREAS, the Plan Commission of the Village of Deerfield has held a public hearing on the application of Township High School District 113 (the "applicant"), being the owner of the property commonly known as Deerfield High School located at 1959 Waukegan Road, which property is legally described on Exhibit A attached hereto (the "Subject Property"), for approval of an amendment to the Special Use for Deerfield High School to permit the construction, maintenance and use of stadium lighting for the Deerfield High School Stadium located on the said property in the P-1 Public Lands District, including a modification of the bulk regulations applicable to the P-1 District pursuant to Article 7.06-B to modify the height limit for structures in the P-1 District to allow the proposed light poles to be established at a height of seventy feet (70') ; and,

WHEREAS, said public hearing was held on January 29, 2004, and continued on February 12, 2004, to consider said application, said hearing being held pursuant to public notice duly given and published as required by statute and conforming in all respects, in both manner and form, with the provisions of the zoning ordinance of the Village of Deerfield; and,

WHEREAS, the Plan Commission of the Village of Deerfield, after considering the evidence, testimony and supporting materials offered at said public hearing, filed its report with

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the President and Board of Trustees containing its written findings of fact and recommendation that the requested amendment to special use be authorized pursuant to Article 7.02-A, Paragraph 2, Article 7.06-B and Article 13.11 of the Zoning Ordinance of the Village of Deerfield to allow the construction, maintenance and use of stadium lighting at the Deerfield High School Stadium as an amended special use of the Subject Property in the P-1 Public Lands District, including a modification of the height limit for structures in the P-1 District to allow the proposed light poles to be established at a height of seventy feet (70'); and,

WHEREAS, the President and Board of Trustees of the Village of Deerfield have determined that substantial evidence supporting the Plan Commission recommendations was adduced at said public hearing, that the proposed amendment to the Special Use for the Subject Property, including the modification of the height limit for structures in the P-1 District to allow the proposed light poles to be established at a height of seventy feet (70'), fully complies with the requirements and standards set forth in Article 7.02-A, Paragraph 2, Article 7.06-B and Article 13.11 of the Zoning Ordinance of the Village of Deerfield, and that the best interests of the Village will be served by the authorization and granting of said amendment to the Special Use in accordance with the plans and supporting materials submitted by the Applicant, which are incorporated herein and made a part hereof by this reference;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION 1: That the President and Board of Trustees do hereby affirmatively find that the amendment to the Special Use as hereby authorized fully complies with the requirements and standards set forth in article 7.02-A, Paragraph 2, and Article 13.11 of the Zoning Ordinance of the Village of Deerfield and that the amended special use is hereby authorized and approved as

to the Subject Property in the P-1 Public Lands District to permit the installation, maintenance and use of stadium lighting at the Deerfield High School Stadium consisting of four light poles located outside the fence that surrounds the running track at approximately the 15 yard lines of the football field, with a maximum height of 70 feet pursuant to a modification of the height limit for structures in the P-1 District pursuant to Article 7.06-B of the Zoning Ordinance of the Village of Deerfield, subject to the conditions, regulations and restrictions set forth herein.

SECTION 2: That the approval and authorization of said amended Special Use and the modification of the height limit for structures in the P-1 District as hereby granted is subject to the following conditions, regulation and restrictions: (i) the construction, development, maintenance and use of the Subject Property for said amended Special Use shall be in accordance with the plans and supporting materials attached hereto and made a part of this ordinance as Exhibit B hereof, and with all representations made and submitted by the Applicant to the Plan Commission and the President and Board of Trustees of the Village of Deerfield; (ii) compliance by the Applicant with the Neighborhood Compatibility Conditions attached hereto and made a part of this Ordinance as Exhibit C hereof; (iii) continued compliance with the requirements of Ordinance 0-00-39 approved for the subject property, which remain in full force and effect except as specifically amended by this Ordinance; and (iv) compliance by the Applicant with all other applicable provisions of the Zoning Ordinance of the Village of Deerfield.

SECTION 3: That the amended Special Use, as hereby authorized, shall be binding upon and inure to the benefit of the Applicant and Applicant's successors, grantees, transferees and assigns, and any violation of the conditions herein set forth by the Applicant or its successors, grantees, transferees or assigns shall authorize the revocation of the amended Special Use as hereby authorized.

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SECTION 4: That the Village Clerk is hereby authorized and directed to publish this ordinance in pamphlet form and to record this ordinance in the office of the Recorder of Deeds of Lake County, Illinois.

SECTION 5: That this Ordinance, and each of its terms, shall be the effective legislative act of a home rule municipality without regard to whether such Ordinance should: (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law; or, (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the Village of Deerfield that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard within its jurisdiction.

SECTION 6: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 15th day of March, 2003.

AYES: Benton, Kayne, Rosenthal, Seiden, Swanson, Wylie (6)

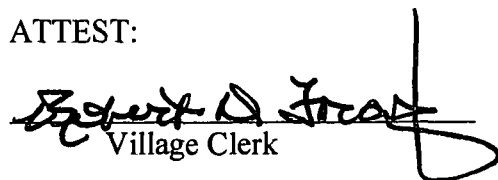
NAYS: None (0)

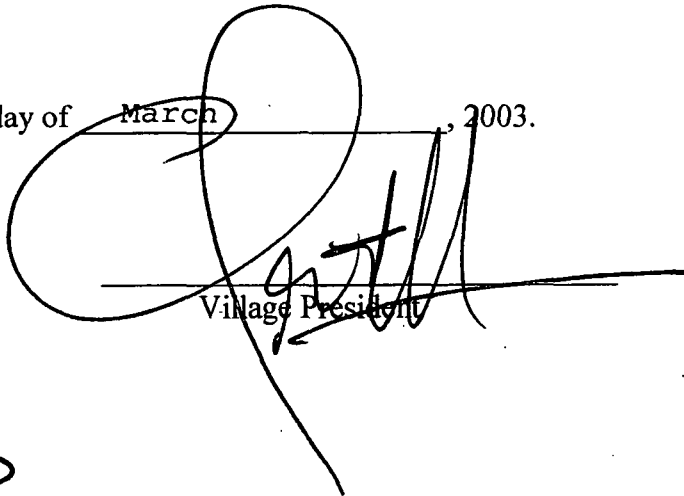
ABSENT: None (0)

ABSTAIN: None (0)

APPROVED this 15th day of March, 2003.

ATTEST:


Village Clerk


Village President

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EXHIBIT A

THAT PART OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILWAY COMPANY, AND EAST OF WAUKEGAN ROAD, ALSO KNOWN AS ROUTE 42A, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 20; THENCE WESTERLY ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SECTION 20, 2,838.30 FEET TO THE EASTERLY BOUNDARY OF WAUKEGAN ROAD (ROUTE 42A); THENCE SOUTH EASTERLY ALONG THE EAST BOUNDARY OF WAUKEGAN ROAD (ROUTE 42A), 1,436.11 FEET; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF THE SOUTH HALF OF SECTION 20, 2,333.73 FEET TO THE EAST LINE OF THE SOUTH HALF OF SECTION 20, 1,347.59 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

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Exhibit B

**Exhibits to an Ordinance Authorizing an Amendment
to the Special Use for Stadium Lighting at Deerfield High School**

Musco Lighting, LLC proposal, including specifications, spill scans and pole configuration drawings, for Deerfield High School Lighting Project, dated February 13, 2004 and consisting of the following elements:

- ITEM A Initial/Maintained Scans
 Horizontal Spill Scans
 Initial Blanket Grid

- ITEM B Light-Structure 2tm Product Guide

- ITEM C Light-Structure 2tm 5 Easy Pieces Fold-Out

- ITEM D LV8 Fixture Detail Cutsheet

- ITEM E Pole Configuration Drawings – 16, 17 Fixtures

- ITEM F Product References

- ITEM G World Class Leaders Brochure

- ITEM H We Make It Happen Brochure



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Exhibit C

Neighborhood Compatibility Conditions

Usage of the stadium lighting approved in accordance with this Ordinance, and the conduct of evening events on the Subject Property using the stadium lighting (“Lighted Events”), shall be in accordance with the following conditions, restrictions and limitations:

1. Deerfield High School (“DHS”) will provide adequate supervision and policing of the high school grounds, including the back lot and the Summit Drive pass-through before, during and after Lighted Events.

2. DHS will provide and maintain adequate trash receptacles on the Subject Property and at the pass-through to Summit Drive.

3. DHS will not schedule more than 30 regular season evening contests during a given school year as Lighted Events. All regular season Lighted Events will involve DHS teams. In addition, DHS will not schedule more than 5 post-season Lighted Events during a given school year. DHS will not permit the lights to be used for any non DHS events. A “non DHS event” is an event which does not include a contest involving a DHS athletic team.

4. Lighted Events shall be scheduled so they can be completed by 10:00 p.m. prevailing time. In no event shall any Lighted Event continue past 10:30 p.m. prevailing time. The lights shall be turned off as soon as reasonably practical thereafter.

5. Practices may be scheduled and implemented in order that athletes can become familiar with competition under lighted conditions to ensure familiarity and safety. Lights may be utilized in times of seasonal darkness to allow practices or games to be completed safely. Lighted practices and games using the lights due to seasonal darkness shall be scheduled to be completed by 7:00 p.m. This limited use of lights is not included as one of the maximum 30 regular season Lighted Events or 5 post-season Lighted Events noted above.

6. DHS shall cause temporary no parking signs to be posted on Summit Drive and in areas deemed appropriate throughout North Trail when substantial attendance is anticipated for a Lighted Event. Residents in the Summit Drive and North Trail area have the right and authority to phone the Deerfield police department to receive a parking waiver in the event that they are hosting a function in their home that coincides with a DHS activity.

7. DHS shall, through the Deerfield Police Department, cause parking and drop-off limitations to be enforced, as well as trespass and other property offenses. DHS shall provide and maintain an adequate security presence in North

Trail and in the rear parking lot of DHS before, during and immediately after lighted events.

8. DHS shall work with the Village of Deerfield to study the establishment of a no loading zone of adequate size to prohibit drop-offs at the pass-through from Summit Drive to the High School at all times and to enforce appropriate parking and traffic control regulations as may be enacted by the Village.

9. DHS shall cause a complete "drive through" inspection of the Summit Drive and North Trail neighborhood to be made after a reasonably well attended high school Lighted Event, and shall use reasonable efforts to clean and restore the neighborhood to good order.

10. DHS shall make best efforts at educating participants and spectators regarding the off campus parking options.

**VILLAGE OF DEERFIELD
LAKE AND COOK COUNTIES, ILLINOIS**

ORDINANCE NO. 0-11-41

**AN ORDINANCE AMENDING ARTICLE 9.02^F OF THE
ZONING ORDINANCE OF THE VILLAGE OF DEERFIELD TO
AUTHORIZE COMMERCIAL ADVERTISING ON HIGH SCHOOL
SPORTS FIELD FENCES IN THE P-1 PUBLIC LANDS DISTRICT**

**PASSED AND APPROVED BY THE
PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF DEERFIELD, LAKE
AND COOK COUNTIES, ILLINOIS, this**

7 day of November, 2011.

**Published in pamphlet form
by authority of the President
and Board of Trustees of the
Village of Deerfield, Lake and
Cook Counties, Illinois, this
7 day of November, 2011.**

**VILLAGE OF DEERFIELD
LAKE AND COOK COUNTIES, ILLINOIS**

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SPORTS FIELD FENCES IN THE P-1 PUBLIC LANDS DISTRICT**

WHEREAS, Township High School District 113 (referred to herein as “Petitioner”), being the owner of certain property commonly known as Deerfield High School located at 1959 Waukegan Road, has petitioned for a text amendment to Article 9.02-F of the Zoning Ordinance of the Village of Deerfield to permit commercial advertising on sports field fences at Deerfield High School, and to allow a digital scoreboard on the athletic field premises at Deerfield High School to contain no more than four permanent panels, not to exceed 32 square feet each, for display of advertising; and,

WHEREAS, the Plan Commission of the Village of Deerfield held a public hearing on August 25, 2011 to consider said text amendment, said hearing being held pursuant to public notice and conforming in all respects, in both manner and form, with the requirements of the Zoning Ordinance of the Village of Deerfield and the statutes of the State of Illinois; and,

WHEREAS, the Plan Commission of the Village of Deerfield, after considering the evidence and supporting materials presented at said hearing, submitted its written report and findings of fact to the corporate authorities of the Village of Deerfield recommending that Article 9.02-F of the Zoning Ordinance of the Village of Deerfield be amended as provided herein to permit: (i) seasonal advertising signage to be displayed on sports field fences on public high school property, provided such advertising is not visible from any abutting public road, and provided further that the gross

surface area of each advertising sign located on sports field fences shall not exceed 45 square feet and that no more than 50% of the lineal footage of a sports field fence may contain advertising signage; and (ii) a digital scoreboard on the athletic field premises at Deerfield High School to contain no more than four permanent panels, not to exceed 32 square feet each, for display of advertising, provided that such digital scoreboard may only be turned on during those times when an athletic event is occurring on the athletic field premises, and provided further that Petitioner shall return to the Plan Commission for approval of the final design of such scoreboard; and,

WHEREAS, the President and Board of Trustees of the Village of Deerfield concur in the recommendation of the Plan Commission for: (i) seasonal advertising signage on sports field fences, provided that Petitioner shall establish and adhere to a policy prohibiting the display of unlawful, defamatory, obscene, vulgar or indecent materials, and (ii) for the display of advertising panels on a digital scoreboard on the athletic field premises of Deerfield High School, provided that no such scoreboard may be erected until the final design of such scoreboard has been submitted to the Plan Commission for review and approval; and,

WHEREAS, the President and Board of Trustees of the Village of Deerfield have determined that it is in the best interests of the Village of Deerfield that the text of the Zoning Ordinance be amended as provided herein;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF DEERFIELD, LAKE AND COOK COUNTIES, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION 1: That the above and foregoing recitals, being material to this ordinance, are hereby incorporated and made a part of this ordinance as if fully set forth herein.

SECTION 2: That Article 9.02- ~~is~~ Public Lands District, of the Zoning Ordinance of the

Village of Deerfield is hereby amended to add the following as Paragraphs 2 and 3 thereof:

2. Seasonal Advertising Signage for a Public High School Property.

Seasonal advertising signage located on sports field fences may be utilized on a public high school property, but may not be visible from any abutting public road. The gross surface area of each advertising sign located on sports field fences shall not exceed 45 square feet, and no more than 50% of the lineal footage of the fence may contain commercial advertising signage. The owner of such property shall establish and adhere to a policy prohibiting the display of unlawful, defamatory, obscene, vulgar or indecent materials or advertising signs on sports field fences. Seasonal advertising signage may not be lit or move. Seasonal advertising signs for sports field fences may be displayed on the property only from March 1 through August 31 of each year. Seasonal advertising signs used for crowd control may be displayed on the property from June 1 to December 1 of each year.

3. Digital Scoreboard Sign for a Public High School Property.

A digital scoreboard sign used in conjunction with a public high school athletic field may only be turned on during those time periods when an athletic event is occurring on the athletic field premises. The sign may contain no more than four permanent panels, not to exceed 32 square feet each, for display of static advertising.

SECTION 3: That this Ordinance, and each of its terms, shall be the effective legislative act of a home rule municipality without regard to whether such Ordinance should: (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law; or, (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the Village of Deerfield that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard within its jurisdiction.

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SECTION 4: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED this 7 day of November, 2011.

AYES: Benton, Jester, Oppenheim, Seiden, Struthers (5)

NAYS: None (0)

ABSENT: Farkas (1)

ABSTAIN: None (0)

APPROVED this 7 day of November, 2011.


Village President

ATTEST:


Village Clerk

SPECIAL USE CRITERIA

Does it meet the standards for a Special Use? A Special Use shall be authorized only when the Plan Commission finds all of the following:

1. Compatible with Existing Development
The nature and intensity of the activities involved and the size, placement and design of any structures proposed will be so planned that the Special Use will be compatible with the existing development and will not impede the normal and orderly development and improvement of surrounding property.
2. Lot of Sufficient Size
The size of the lot will be sufficient for the use proposed.
3. Traffic
The location of the Special Use within the Village will be such that adverse effects on surrounding properties will be minimal, particularly regarding the traffic generated by the Special Use.
4. Parking and Access
Parking areas will be of adequate size for the particular use and properly located, and the entrance and exit drives will be laid out so as to prevent traffic hazards and nuisances.
5. Effect on Neighborhood
In all respects the Special Use will not be significantly or materially detrimental to the health, safety and welfare of the public or injurious to the other property or improvements in the neighborhood, nor will it diminish or impair property values in the surrounding area.
6. Adequate Facilities
That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
7. Adequate Buffering
Adequate fencing and/or screening shall be provided to ensure the enjoyment of surrounding properties, to provide for the public safety or to screen parking areas and other visually incompatible uses.
8. If in C-1 Village Center District: That the establishment of the Special Use will not be injurious to the character of the C-1 Village Center District as a retail center for the Village.