

**PLAN COMMISSION  
VILLAGE OF DEERFIELD  
Minutes**

The Plan Commission of the Village of Deerfield called to order a Public Hearing at 7:30 P.M. on February 28, 2019 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were:           Larry Berg, Chairman  
                              Al Bromberg  
                              Jennifer Goldstone  
                              Elaine Jacoby  
                              Justin Silva

Absent were:           Blake Schulman

Also present:           Daniel Nakahara, Planner

Chairman Berg swore in all who plan to testify before the Commission.

**Public Comment on a Non-Agenda Item**

There were no comments from the public on a non-agenda item.

**PUBLIC HEARING**

**(1)    Public Hearing: 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)**

Chairman Berg asked for proof of publication from the Petitioner. The Petitioner provided the certified mailing receipts to the Commission. Mr. Nakahara reported that the legal notice was published in the Deerfield Review on February 7, 2019.

Mr. Nakahara clarified two items regarding this matter. He stated that the top of the proposed scoreboard, which will have the text "Deerfield Warriors" and the mascot, would not be lit in the evening when the scoreboard is not in use. He also reported that in 2004 there was an ordinance adopted regarding the use of stadium lighting on Adams Field. The ordinance allowed a certain number of Deerfield High School sporting events per year where the stadium lights could be used, and that Ordinance cannot be changed unless the Petitioners come back to amend that ordinance in a separate Public Hearing. The petitioner in front of the Plan Commission this evening does not include any changes to the stadium lighting ordinance.

The Petitioner John Fuhrer, Director of Operations and Facilities at District 113, addressed the Commission and thanked them for their time and service to the community. He stated that this project is in line with the mission of Deerfield High School which is centered around the students and how to make their student experience better. He shared that Booster Club Co-President Larry Letwat, Athletic Director Robert Ruiz and Chris Kirn from Digital Scoreboards join him to present this matter.

Mr. Letwat stated that he is Co-President of the Deerfield High School Booster Club along with his wife. Over the past nine months, the Booster Club has worked closely with District 113, the

superintendent and the principal on plans for a new digital scoreboard for Adams Field. Their goal tonight is to give the Village a better understanding of the scoreboard's functionality and benefits. Mr. Letwat stated that the Booster Club's mission is to support athletes and promote sportsmanship. In addition to making contributions for the purchase of uniforms and equipment the Booster Club also, fund scholarships, leadership training, senior student athlete awards and concussion testing.

Mr. Letwat reviewed the benefits of the scoreboard, one of which is advertising which will be a revenue generating vehicle for years to come. Revenue generated from advertising on the new scoreboard will be allocated by the Booster Club to the 31 athletic teams at Deerfield High School for uniforms, equipment, and other things outside of the Athletic Department's budget. In addition to revenue there are other key benefits. Mr. Letwat stated that they believe it will provide an enhanced experience for spectators during high school sports contests. It will allow for replays, player profiles, videos and statistics. He noted that the proposed scoreboard would encourage spectator involvement and celebrate success. From an educational perspective, the new scoreboard will allow students to gain valuable experience in broadcasting of the sporting events. The scoreboard can also be used for marching band, dance and other events.

Mr. Letwat reported that they presented at the Prefiling Conference last month and wanted to note some of the things the Booster Club has completed since then. They completed mailings to residences within a 250 foot radius as required for the Public Hearing, completed sight line diagrams, and took the Plan Commission's suggestion to reach out to neighbors to the south. They met with several individuals from the North Trail subdivision on February 20. They heard concerns and shared facts about the new scoreboard. They also reached out to three homes along Warrior Way but were unsuccessful in reaching one of the residents.

Robert Ruiz addressed the Commission and stated that he is in his ninth year as Athletic Director at Deerfield High School. He commented that it is a fantastic place to work where students, adults and the Village all have an interest in growing the student experience. One of the first things he heard when he started this job was that students and staff wanted to improve the athletic spaces and facilities. And since then there have been a great deal of changes and improvements with the help of groups like the Booster Club and others.

Mr. Ruiz reviewed the improvements completed at Deerfield over the past several years. One of the biggest projects was the turf on Adams Field. Prior to the turf, the grass field was very muddy with not a lot of grass. Due to the field conditions, the athletic field had limited use to prevent it from getting torn up. Since the turf was installed, the field can be used anytime by all school groups and it instills pride in students and staff. Following the turf field installation, the school's former 50-year-old pool was replaced. He noted that everyone who uses the pool loves it and the students are very proud of it. Mr. Ruiz commented that the old gymnasium held about 1000 people at maximum capacity, and with the help of the referendum the new gym holds about 2200 people and can finally hold the entire Deerfield High School student body. The tennis courts were also upgraded. Mr. Ruiz stated that in 2009 Adams Field also improved with a new press box, bathrooms and bleachers. He shared that DHS students are proud of their school and the sports teams they play on and often come to contests to watch their friends play.

Mr. Ruiz stated that all of these improvements lead up to the proposal for the new scoreboard. The existing scoreboard has done a great job for the past 25 years. It is a traditional scoreboard with lightbulbs and old components that can no longer be obtained for repairs. Last year it became unreliable and flickered off and on during sports contests.

Mr. Ruiz showed an image of the new state of the art scoreboard. He described it as sleek and classy to match other upgraded components of Adams Field. The scoreboard itself is 20 feet by 37 feet and will sit on a single pole. The new scoreboard will be connected by fiber cable to the press box where it will be operated by software, which allows it to be manipulated with different displays. The new scoreboard will also have advertising space and fan engagement opportunities.

Mr. Ruiz explained that they wish to move the scoreboard from its current location on the southside of the field to the north side. They believe this will help create a pedestrian traffic pattern that keeps people out of harm's way better. It also allows for school administrators and security to have better visibility of the area around the field and the school entrance. The current location of the scoreboard on the south side blocks the view to the school entrance and other areas that should be monitored for safety during sports contests. The new location will create excellent visibility of the facility from the press box. Mr. Ruiz added that it would also balance things out around the field and look better aesthetically.

Mr. Ruiz stated that the Plan Commission asked for more detailed information on the lighting of the scoreboard at the Prefiling Conference relative to the neighbors to the south. The neighbors are 1,470 feet away or about 3/10s of a mile and at that, distance there is no lighting impact as measured by industry standards. The scoreboard will be less bright than an electronic LED billboard on a highway.

Mr. Ruiz stated that the Plan Commission also asked where the Adams Field sign would be located. The Adams Field sign will be mounted on the front of the home bleachers facing the visitors' side.

Mr. Fuhrer showed several images to present the viewpoint and location of the scoreboard in relation to the field, the school building, neighbors' homes and Waukegan Road. He shared that the scoreboard is visible from Waukegan Road for about 600 feet on one end and 200 feet on the other end, which would be about two seconds of visibility from a moving car. The homes to the south have a direct view to the scoreboard from about 1450 feet away but it can only be seen from the second story of homes.

Mr. Fuhrer displayed an aerial view of Adams Field and the area surrounding it. He pointed out that the neighbors to the west are blocked by the bleachers and then separated further by Waukegan Road, the train tracks and vegetation which cuts off any view of the scoreboard. Mr. Fuhrer also showed views from the ground level at different locations and distances and in relation to the existing stadium lights. Mr. Fuhrer showed another aerial view and pointed out which neighbors may have visibility of the scoreboard from their property. He pointed out an island in the school parking lot where landscape screening and trees can potentially be added to mitigate the neighbor's view of the scoreboard. However, the petitioner would first make sure that any additional landscaping on the DHS property has no impact to their security and camera sight lines.

The Petitioners concluded their presentation and Chairman Berg asked for any comments from the Commissioners.

Commissioner Bromberg stated that per Ordinance, Deerfield High School is limited to using the stadium lights at Adams Field 30 times per year for athletic events only. He asked what kinds of

other community events they would like to use the new scoreboard at Adams Field for. Mr. Fuhrer replied that it could be used for fundraisers or other events that could incorporate the scoreboard. Commissioner Bromberg reiterated that the scoreboard could be used but if they want to use stadium lights, they would have to petition to change the existing stadium lighting Ordinance and come back for another Public Hearing. He added that also per the stadium lighting Ordinance the stadium lights must be shut off by 10:30 P.M.

There were no other comments from the Commission. Chairman Berg opened public comment on this matter.

Marshall Ottenfeld of 1050 Summit Drive stated that he would like to know how much real light is going to be seen on Summit Drive. He hears the Petitioners state that it is not going to be that bright, but he and his neighbors were told when the stadium lights were added, and they are bright. He stated residents on Summit with bedrooms facing the high school must always keep their blinds shut and he wants to know how bright the scoreboard will truly be.

Michael Polisky of 1780 Overland Court stated that he lives in the line of sight of the scoreboard and he is not in favor of moving the sign to the north side. If the scoreboard remained on the south side, he would not have an issue. He commented that he would like to see the scoreboard perspective in relation to the top of the athletic field goalposts, which are closer to the same height as the new scoreboard. He stated that his major concerns are the height of the new scoreboard and the light coming from it. He understands he would only see a glow and it will not illuminate his property, but he stated it will create light pollution. He would also like the Petitioners to further discuss mitigation of the line of sight.

Chris Goodsnyder of 155 Exmoor Court stated that he is a 17 year resident of Deerfield and is a member of the Deerfield Parks Foundation, the District 109 School Board Caucus and a former Deerfield High School Booster Club member. His children are in college now and between the two of them played five different sports at Deerfield High School and both continue to play club sports in college. Mr. Goodsnyder stated that Deerfield High School is the center of the community and having an improved scoreboard will be the cherry on top of the already completed renovations. In addition to a large number of sports that will benefit from the scoreboard, he believes other community organizations could also benefit from having events there and using the scoreboard. These could include fundraisers, movie nights, or even possibly moving the 4<sup>th</sup> of July celebration to the high school. He stated the scoreboard will be an excellent addition to the community and it would stand out and keep in line with other renovations at DHS making it preeminent on the north shore and a high caliber facility. He stated that he fully supports this proposal.

Heidi Sparacino at 1035 Summit Drive shared that she is the vice president of the North Trail homeowners' association. She grew up in Deerfield and came back to raise her children here. She stated that North Trail is a great place to live and one of the reasons for that is because they are so close to high school. She commented that the high school has done a pretty good job of being good neighbors. And although they prefer the scoreboard to remain on the south side, they understand the reasons for moving it. Ms. Sparacino stated that they would like more information on the mitigation of the sight lines to the new location for the benefit of residents of their neighborhood. She stated that they all moved there knowing the high school was there and the cheering from football games is fun to listen to, and they accept the current light but do not want more light. She commented that she is concerned about moving images on the new scoreboard as well as audio accompanying advertisements. She stated that she does not mind

hearing games being announced but she does not want to hear ads. She would like to know if there is a limit on ads and if having ads at all is necessary. She also does not want to hear movie nights and believes this would not be equitable to their neighborhood. She stated that she often uses the quote "just because you can do something it doesn't mean that you have to or that you should" and she believes this applies to this proposal. She reiterated that community events and advertisements would become a nuisance.

Steve Isaacson of 1020 Summit Drive reported that the back of his home faces the high school and he has a problem with the location of the new scoreboard. If it were facing north and the lights were not shining into their neighborhood, he would not have a problem with it. He commented that the Petitioners reasons for moving it to are not good reasons and he does not understand why it can't remain in the current location. He commented that the scoreboard itself sounds like a nice idea, but he is concerned not only about the lights but also noise pollution. He attended the meeting with the Petitioners along with other neighbors. At that meeting, some of their questions were answered and some were not. They asked about the cost and how it was being paid for and the Petitioners did not want to share this information. He commented that the cost and selling advertising goes along with the fact that they want to use it more than the current uses allowed. In addition, the more the scoreboard is used, the more disruptive it will be. He reiterated that these concerns could be solved if the scoreboard were moved to the south end. Mr. Isaacson stated that several years ago when the high school expanded, they were promised trees in the back to mitigate the view and at the end of the project, they were not put in. He spoke with the high school about this for several years and was not successful. Then at the time of the high school's most recent expansion, he came to the Plan Commission and objected to the plans because the high school did not fulfill its commitment to plant trees after the previous expansion. The trees were finally planted when the expansion plans went to the Board. The Village Mayor agreed that the high school should plant the trees that were promised. He commented that the high school does not care much about the neighborhood and has not been a good neighbor.

Marty Behn of 1000 Summit Drive stated that he supports the comments his neighbors have already made. He has lived in his home for 22 years and had three children attend Deerfield High School. He supports efforts to improve student experience and is happy to see the recent school upgrades. However, all of these were accomplished without an electronic billboard being constructed which is what he sees the scoreboard as. He stated that an electronic billboard like this would not be allowed anywhere else in Deerfield and due to neighborhood impact it should not be allowed here either. He is concerned about the noise and the light. And regarding the Special Use criteria, he feels the proposed uses for the scoreboard will diminish property values in this neighborhood.

Rich Furst of 990 Summit Drive stated that he endorses the comments his neighbors have already made.

Andi Kenney of 1700 Mountain Court reported that she is on the North Trail homeowners' association board and speaks on behalf of residents. She supports Mr. Behn's comments about home values. She stated that Village Ordinance regulates signs in public land districts recognizing that they are in the middle of neighborhoods and the interests of neighbors has to be taken into consideration when placing signs. She is asking the Commission to consider the homeowners in this vote. She stated that they do not intend to object to the sign outright, just raise concerns about the impact to the neighborhood for consideration when voting. These concerns include the use of the stadium and the lights as well as the use of the scoreboard. The

lights were added in 2004 and at that time, the school worked with the neighbors and found a way to accommodate all by putting restrictions on the use, timing and frequency of the lights being used. Since that time there have been additional changes to the school including the addition of the pool which has contributed to light pollution. The harsh inside lighting can be seen along Summit Drive even though there are blinds that can be used in the high school that are not routinely used. Ms. Kenney asked the Commission to consider imposing restrictions like these if there will be an increase in lighting. She added that the only concern would be noise if the new scoreboard were to be in the same location as the existing scoreboard. She stated that they are also asking to not allow expanded uses of the new scoreboard beyond DHS athletic events due to impact on the neighbors.

Matt Gluckman of 817 Woodward stated that he endorses what has already been said in opposition of the scoreboard.

Chairman Berg allowed for the Petitioners to address the public comments.

Chris Kirn of Digital Scoreboards reported that he has been in this industry for 20 years and spends many evenings in meetings like this hearing similar concerns around the country. Mr. Kirn stated that lighting is measured in foot candles over ambient light. The existing overhead lights on the field will produce substantially more light than the scoreboard will. At 1,400 feet away, there will be 3/100 of one-foot candle over ambient light. This means that from the homes, the stadium lights will be much brighter than the scoreboard and the scoreboard will have no impact. Mr. Kirn showed an image of the brightness of the scoreboard at 250 feet, noting that the impact at that distance is 8/10 of one-foot candle over ambient light. A distance past 250 feet, the light becomes significantly less bright. Additionally, the scoreboard will stay at and adjust to an optimal level in relation to natural outdoor brightness. The lights from the scoreboard will have less of a regard on the houses than the current stadium and parking lot lighting.

Mr. Kirn stated that regarding advertisements on the scoreboard, most of the images do not move and the scoreboard will not have any sound. They recommend showing less than six advertisements per game on their scoreboards to not over commercialize high school sports and turn off spectators. Mr. Kirn stated that during halftime at high school football games, typically the band and cheer teams perform, and then popular music is played to hype up the crowd until halftime is over. The only thing that may change is that there may also be a 15-second commercial from a sponsor before music is played. Mr. Kirn reiterated that the scoreboard would not cause additional light pollution over the existing stadium lighting.

Commissioner Jacoby asked where the sound from the current game announcing and advertising during games comes from. Mr. Kirn reported that the current sound comes out of the existing sound system with speakers already in place. The scoreboard itself has no sound components and the sound set up will remain the same for all announcing or prerecorded ads.

Commissioner Bromberg asked the Petitioners to explain the difference between a static or moving image on the scoreboard. Mr. Kirn replied that from the distance of the neighbors' houses, they will not be able to see any difference whether an image is moving or not. At that distance, which is 3/10 of a mile, you can see a billboard on the highway and tell that it is illuminated but you cannot see movement. You could possibly see the changing of a color, but it would be very faint you could not tell if there is movement or not.

Commissioner Silva asked what percentage of the new scoreboard will be dedicated to advertising. Mr. Kirn replied that the software is 100 percent customizable. There could be an advertisement taking up the entire scoreboard for a 15 second period before it goes back to the game score and statistics. Or there could be small advertisements along the side that remain there an entire game, it is completely customizable.

Commissioner Jacoby asked how many of the advertisements will be 15 second commercials. Mr. Kirn replied that while he does not speak for the Booster Club, he has worked with 120 schools in the past two years and the majority run six or less 15 second commercials in a football game. And most advertisers are for local community services like banks and hospitals. These commercials are sometimes run during timeouts. Commissioner Jacoby confirmed that it will be like a commercial seen on television.

Commissioner Jacoby asked for more information from the Petitioners about potential movie nights. Mr. Letwat replied that there may be one in a school year and they may take place on an afternoon, however none of this is defined yet. He added that they envision the new scoreboard being used for fundraisers for breast cancer, Rotary, the Chamber of Commerce, or other service organizations. Mr. Letwat stated that this has not been worked out just yet, but they want to be flexible and have the use of the facility to be open for the benefit of the entire community. Commissioner Jacoby stated that they must consider the neighbors when planning community events outside of regular athletic events. Mr. Letwat added that these events could take place during the day. Commissioner Bromberg reiterated that the stadium lights could not be used more than 30 times per year. Chairman Berg stated that if they wish to expand on this they must come back for another Public Hearing.

Commissioner Goldstone commented that she wants a better understanding of what the school or the Booster Club will do for the neighbors to mitigate sight lines and buffer noise. Mr. Letwat replied that they had discussed adding shrubs or trees to block the line of sight and the Booster Club will run discuss this with District 113. Commissioner Goldstone asked about the timeline for planting. Mr. Letwat replied that they are flexible and can possibly work towards planting in the spring. Mr. Fuhrer stated that the school would like to first have the new scoreboard in place to see where sight lines need to be mitigated and then plant in the fall once the best location is determined, which may be on school property or resident property. Commissioner Goldstone confirmed that the goal is to have the scoreboard project completed in fall 2019.

Commissioner Bromberg asked staff if the Commission can approve this proposal subject to the Petitioners and the neighbors' mutual agreement of plantings to be completed. Mr. Nakahara replied that the Commission could make a recommendation with a condition of tree mitigation being completed by a certain time. Commissioner Bromberg added that he would like the condition to state that the plantings must be mutually agreed upon between the high school and the affected neighbor.

Mr. Nakahara asked the Petitioners if there will be advertising during community events such as movie nights. Mr. Letwat replied that there could be an advertisement prior to a movie or there may not be, this is not yet determined.

Chairman Berg asked for closing remarks for the Petitioners.

Mr. Letwat stated that they addressed concerns around movement on the screen, lighting and sound. They also shared more information about possible movie nights, which would be

infrequent, and their plans of mitigating sight lines. They also assured that they are not seeking to change the existing stadium lighting ordinances on the number of nights per year the stadium lights can be used. He stated that they want to be good neighbors and this proposal comes down to benefit of the student athletes. It will provide an enhanced experience for students and families.

Commissioner Bromberg asked if there are commercials today announced during sports contests without the new scoreboard. Mr. Letwat replied that yes, student announcers who call the games and make announcements also do advertisements and this will be the same and will not change.

Chairman Berg stated that the Plan Commission will now meet in an open workshop setting to deliberate their recommendation on this matter. He stated that a written recommendation will be made to the Village Board who will take final action on this matter. He stated that this portion of the meeting is open to the public, but no new testimony will be taken unless requested by the Commission.

(2) **Public Hearing: Request for a 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; a Text Amendment and Special Use for Private Sports Team Instruction all located in the I-1 Office Research Restricted Industry District at 550 Lake Cook Road and an Amendment to the Corporate 500 Centre Planned Unit Development (North Shore Sports and Wellness)**

Chairman Berg asked for proof of publication from the Petitioners. The Petitioners provided the certified mailing receipts to the Commission. Mr. Nakahara reported that the legal notice was published in the Deerfield Review on February 7, 2019.

The Petitioner Mike Nekritz reported that he is joined by his father and co-owner Barry Nekritz as well as their partners Andrew Braverman of North Shore Sports and Wellness and Eric Johnson of Movement Revolution.

Mr. Nekritz reported that at the Prefiling Conference they expressed their desire to stay in Deerfield but will no longer be able to do so in their current Joy of the Game facility due to redevelopment of the shopping center. He shared that their partners at their current location also wish to stay with them and work towards the mutual goals of benefitting the health, wellness and spirit of their customers, many of who are from Deerfield. However, some of the things that Joy of the Game is known for will not be held at the new location because building is not as big and cannot accommodate large sports tournaments and the parking for those tournaments.

Mr. Nekritz shared that the Special Use Criteria responses were provided to the Commission in their packets and can be reviewed if requested. There will be no changes to lighting and their sign on the building will have no lighting on it. It will be a plastic panel face on a metal frame. The monument sign will stay the same with the lighting and façade the way it currently is. The only changes to the exterior will be the addition of a tree and a bench to memorialize a student who passed away.



Mr. Nekritz explained that the two businesses using the space are The Felicity School and Movement Revolution. Felicity School will be upstairs on the second floor. Felicity School will have 25 to 30 students, all of who have emotional disabilities. All school activities are limited to the school day from 8:30 A.M. to 3 P.M. There will be no after school events.

Mr. Nekritz reported that Felicity School has 2.5 students per staff member. Their staff includes therapists, social workers, reading specialists, addiction counselors and teachers. All are trained in the Crisis Prevention Institute's deescalating procedures. The school services students from 6<sup>th</sup> grade to age 21 and they have a maximum of 30 students.

Mr. Nekritz stated that Movement Revolution operates during the day. Most of their clients are older people being rehabilitated from brain trauma through exercising. He commented that it is great to have their high school students' cross paths with older people staying fit and it can be mutually beneficial to the behavior and attitudes of their students. At their current location, the Felicity School and Movement Revolution have shared a facility for several years and have had no issues with these interactions.

Mr. Nekritz shared that at the new facility they will utilize the old basketball courts and will refinish the Chicago Bulls logos. Deerfield basketball teams as well as Chicago Bounce Volleyball and Club Momentum Volleyball will use the facility for practices after school hours. Also in the summers when school is not in session, an NBA trainer will use the facility to train NBA players in their off-season.

Mr. Nekritz stated that there is plenty of parking and there is no overlap between school hours and sports teams' practices. Movement Revolution has limited hours. They do not anticipate problems with parking and also have 30 additional parking spaces in Corporate 500 deeded to them for use as overflow parking.

Mr. Nekritz stated that it is important to note that they have been in Deerfield for many years and wish to remain in Deerfield. They have heard supportive comments from businesses nearby that are happy to hear the space will be used again.

Chairman Berg asked for comments and questions from the Commission.

Commissioner Jacoby asked if Felicity School is open during the summer. Mr. Nekritz replied that they have an extended school year (ESY) program. ESY is Monday through Friday for 27 days for about four hours only and incorporates job training. It begins one week after the regular school year ends. They then have time off from the third week in July until the regular school year begins in mid-August.

Commissioner Bromberg asked if the biggest change from the Prefiling Conference is that the Institute for Human Performance (IHP) is not going to be operating out of the new facility. Mr. Nekritz replied that IHP wanted more space in the building than what was available to them.

Commissioner Bromberg asked for more information about security and if people are searched or wanded when they enter the building. Mr. Nekritz stated that Felicity School do not conduct searches every day, but students are periodically wanded especially if recent local or national events call for tightened school security. All students are greeted by staff when they enter. Commissioner Bromberg confirmed that these security measures only apply to the Felicity School students and not others who enter the building.

There were no comments from the public on this matter.

Chairman Berg stated that the Plan Commission will now meet in an open workshop setting to deliberate their recommendation on this matter. He stated that a written recommendation will be made to the Village Board who will take final action on this matter. He stated that this portion of the meeting is open to the public, but no new testimony will be taken unless requested by the Commission.

**(3) Public Hearing: Request for an Amendment to an Existing Sign Plan and Sign Exceptions to Allow a New Ground Sign with Six Tenant Panels at 111 S. Pfingsten Road**

Chairman Berg asked for proof of publication from the Petitioner. The Petitioner provided the certified mailing receipts to the Commission. Mr. Nakahara reported that the legal notice was published in the Deerfield Review on February 7, 2019.

The Petitioner Lisa Staszak of Parvin-Clauss Sign Company reported that she has been working with Cushman and Wakefield, the property owners and managers of the commercial property at 111 S. Pfingsten Road. They have an existing monument sign at the property that has the name of their biggest tenant, Morgan Stanley. They are seeking to replace this sign with a new monument sign with two glass panels next to each other that will have spaces for six tenant name panels. Since Morgan Stanley is the biggest tenant, they would have the largest panel on the sign. The sign will have a nice and classy look to go along with other recent property upgrades and will match the newer look of these upgrades. She commented that the current sign looks old and outdated.

Commissioner Bromberg confirmed that the new sign will be in the same location and will be similar in size but will list more tenant names.

There were no comments from the public on this matter.

Chairman Berg stated that the Plan Commission will now meet in an open workshop setting to deliberate their recommendation on this matter. He stated that a written recommendation will be made to the Village Board who will take final action on this matter. He stated that this portion of the meeting is open to the public, but no new testimony will be taken unless requested by the Commission.

There being no further discussion, the Public Hearing adjourned at 9:21 P.M.

Respectfully Submitted,  
Laura Boll

**PLAN COMMISSION  
VILLAGE OF DEERFIELD  
Minutes**

The Plan Commission of the Village of Deerfield called to order a Workshop Meeting on February 28, 2019 at the Village Hall, 850 Waukegan Road, Deerfield, Illinois.

Present were:           Larry Berg, Chairman  
                              Al Bromberg  
                              Jennifer Goldstone  
                              Elaine Jacoby  
                              Justin Silva

Absent were:           Blake Schulman

Also present:           Daniel Nakahara, Planner

**WORKSHOP MEETING**

**(1a) Discussion of DHS Special Use and Text Amendment for a digital scoreboard**

Commissioner Silva commented that part of the text amendment they are seeking includes five or six community events per year and he is concerned that this is not well defined. He stated that it is one thing to have a sporting event with someone announcing the event and another to have a movie running for two hours straight. Commissioner Silva stated that he thinks the community events need to be better defined as to what will occur and have limitations of hours of the community events. He added that he does not want to close off the possibility of adding the community events but wants the events to be better defined.

Chairman Berg reported that there are current restrictions for the stadium lighting that remain in place and apply to these events if they occur at night. They are limited to using the lights at 30 Deerfield High School sporting events per year and an additional five or six sporting events or post season games. Commissioner Silva confirmed that if the lights were off or the event were during the day there are no additional restrictions.

Commissioner Goldstone confirmed that they are not voting on adding additional events to the number allowed in the Ordinance that deals with the stadium lighting restrictions. Mr. Nakahara replied that the proposed text amendment for the proposed digital scoreboard includes adding community events but will not change the stadium light ordinance or the restrictions on the stadium lights. Commissioner Bromberg added that any events would also have to comply with the Village Noise Ordinance.

Chairman Berg commented that he likes that the new scoreboard has no audio component and added that commercials are already part of the games and this will not change.

Commissioner Jacoby commented that she would like the high school to be required to plant trees to mitigate neighbors' sight lines. Mr. Nakahara stated that this can be a condition of the Special Use.

Commissioner Goldstone agreed and added that she would like a timeline for tree planting as well. She suggested that within 90 days of the new scoreboard installation, trees must be planted to mitigate neighbors' sight lines of the proposed scoreboard.

Commissioner Bromberg asked if the Commission can take additional questions from the public if there were any questions that were not already asked or addressed. Chairman Berg asked if there are any more questions for the Commission.

Andi Kenney of 1700 Mountain Court confirmed that the Petitioners will not expand on the number of athletic events that use the stadium lights. Mr. Nakahara stated that the stadium lights ordinance will not be changed at this time. He added that if the DHS petition is approved, DHS would be allowed to use the new digital scoreboard for up to 6 non-sporting events.

Steve Isaacson of 1020 Summit Drive commented that he would like trees to be added on the high school property's side of the fence. However, he is asking for the scoreboard to be facing the other way (north) and not to have trees added.

Commissioner Bromberg moved, seconded by Commissioner Jacoby to approve the 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) including the use of the new digital scoreboard for no more than six non-athletic events a year on the field, and with the condition that within 90 days of installing the digital scoreboard that the petitioner add landscape buffering that is mutually agreed upon by District 113 and the homeowners directly impacted by the new digital scoreboard, be approved. The motion passed with the following roll call:

Ayes: Silva, Bromberg, Goldstone, Jacoby, Berg (5)  
Nays: None (0)

Mr. Nakahara reported that this matter will go before the Village Board on April 1, 2019.

**(2a) Discussion of Text Amendments and Special Uses at 550 Lake Cook Road**

Commissioner Silva commented that he does not have concerns with this proposal. The school is an interesting use and a noble cause, and he supports it. The other uses also make sense as they occur together today. He added that he has no concerns about parking.

Commissioner Jacoby commented that she supports this proposal. Commissioner Goldstone agreed and added that it is a positive outcome to have the Petitioners stay in Deerfield with the redevelopment of their current location. Commissioner Bromberg and Chairman Berg agreed.

Commissioner Jacoby moved, seconded by Commissioner Bromberg, to approve the 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; a Text Amendment and Special Use for private sports team instruction all located in the I-1 Office Research Restricted Industry District at 550 Lake Cook Road and an amendment to the Corporate 500 Centre Planned Unit Development (North Shore Sports and Wellness). The motion passed with the following roll call:

Ayes: Silva, Bromberg, Goldstone, Jacoby, Berg (5)  
Nays: None (0)

Mr. Nakahara reported that this matter will go before the Village Board on April 1, 2019.

**(3a) Discussion of Ground Sign at 111 Pfingsten Road**

The Plan Commission agreed that the proposed sign plan and exceptions are appropriate.

Commissioner Bromberg moved, seconded by Commissioner Goldstone, to approve the request for an amendment to an existing sign plan and sign exceptions to allow a new ground sign with six tenant panels at 111 S. Pfingsten Road. The motion passed with the following roll call:

Ayes: Silva, Bromberg, Goldstone, Jacoby, Berg (5)  
Nays: None (0)

Mr. Nakahara reported that this matter will go before the Village Board on April 1, 2019.

**(4) Request for Approval of a Final Development Plan for the REVA Residential Rental Residential Development at the Rear 10.79 acres of Deerbrook Shopping Center Planned Unit Development (Gateway Fairview, Inc. and REVA Development Partners LLC.)**

The Petitioner Warren James, Principal at Reva introduced his partner Matt Nix as well as Mike Fitzgerald from OKW Architects and Scott Freres from the Lakota Group Landscape Architects.

Mr. James shared that their presentation will focus on modifications made since the Preliminary Development Plan presentation. The site is 10.79 acres with 186 apartments, a parking structure and 60 townhomes for a total of 246 units.

Mr. Freres reviewed changes made to landscape plans. At the main entrance area, the entrance drive from the retail area has been renamed as Deerbrook Court. Mr. Freres showed images of the main entry portion with new signage identifying the street. The main intersection to the site will have decorative painting and a circular drop off. There will be decorative LED lighting that will go over the main entrance drive mounted on light poles. These light poles will also be added throughout the retail areas in phases as it is developed.

Mr. Freres continued stating that at the northwest corner of the site there is a garden area and courtyard spaces. The major changes in this corner are that they will eliminate the roundabout and add a speed table to slow traffic down. They will also add an emergency access gate and stripe pedestrian crosswalks to enhance the pedestrian plan. On the east end of the site there is a garden area in the center of townhomes that will now be at grade. This provides ample access to the dog park area and there will no longer be a step down to the dog park or a retaining wall.

Mr. Freres reported that another major improvement focused on access to the Sachs center through a designed walkway. They have also improved the connection to Deerfield Park Plaza. Mr. Freres showed an image highlighting all pedestrian routes. He reported that they will also be adding wayfinding signage throughout the development.

Mr. Freres reported that they met with the Appearance Review Commission to review all signage plans, size and scale. There will be two signs, a primary and secondary, which will both read "Residences of Deerbrook". Both are internally illuminated signs. He showed examples of these signs as well as the wayfinding signs.

Mr. Fitzgerald reviewed the architectural changes to the plans which are at the eastern end, the main entry and at the two groups of townhomes that face the east garden. He showed images of modifications to the roundabout at the front of the apartment building, the screening of the embankment, and the short walls along the parking deck. The parking garage will be precast concrete except for the side that faces the apartments which will be scored concrete to better match the apartment building. On the side of this is a 25 foot high wing wall which will also be precast concrete with similar finishes to the building. There will be landscaping in front of the wing wall to screen it, as well.

Mr. Freres showed images of views approaching the site as well as of the townhomes, the apartment building, the terraces and greenspaces, and the backdrop wall to buffer the embankment views. He commented that now that the garden space on this side is at grade, the entry to the townhomes adjacent will also be at grade. The 8-unit townhome building on the north side and the 10-unit building across from it will now be in line with the rest. These units used to have a second floor entry with walk up steps and will now enter at the main level. This concluded the review of changes made since the last meeting.

Commissioner Bromberg asked what a speed table is. Mr. James replied that it is a longer and improved version of a speed bump.

Chairman Berg asked if there is signage for speed throughout the site. Mr. James replied that they will add these as regulatory signs.

Mr. Nakahara commented that earlier in the day he spoke with ownership from Deerfield Park Plaza and they continue support the plans. He also commented that he heard from the Deerfield Park District earlier in the day and they also support the plan with the addition of the pedestrian access to the Sachs center being a huge benefit. Mr. Nakahara added that the Petitioners would appear before the Appearance Review Commission for a final review. Mr. James commented that there is a short list of items that they agreed to revise and come back with relative to signage color and lighting.

Commissioner Bromberg moved, seconded by Commissioner Jacoby, to find that the Final Development Plan for the REVA Residential Rental Residential Development at the rear 10.79 acres of Deerbrook Shopping Center Planned Unit Development (Gateway Fairview, Inc. and REVA Development Partners LLC) is in substantial conformance to their Preliminary Development Plan. The motion passed with the following roll call:

Ayes: Silva, Bromberg, Goldstone, Jacoby, Berg (5)  
Nays: None (0)

Mr. Nakahara reported that this matter will go before the Village Board on April 1, 2019.

**(5) Prefiling Conference: Request for a Special Use for a Personal Fitness Training Center in Suite 27 at the 444 Lake Cook Road building in the Industraplex Planned Unit Development (Cornerstone Mixed Martial Arts LLC)**

The Petitioner Alex Hulbert reported that he and his two partners wish to open a mixed martial arts training center in a 2,127 square foot unit in Building B at 444 Lake Cook Road. He and his partners, Justin Hanlin who is also in attendance and Mario Gomez who is not, will be at the training center to handle the day-to-day operations. They are all professionals in the industry and the co-founders of their business, Cornerstone Mixed Martial Arts LLC.

At Cornerstone they offer fitness and marital arts programs including classes and personal training, all focused on technique, balance, physical improvement and overall health improvement.

Mr. Hanlin stated that he is the Managing Founder as well as the Head Marital Arts Instructor. Their main goal aside from teaching martial arts is to show that martial arts helps in other aspects in life. He shared that he has a strong passion for martial arts and its benefits which include improved confidence, speaking skills, athletic abilities and more. Their members are not all involved in martial arts competition and many are members because it helps in other areas of their lives. Mr. Hanlin shared that he trains the former mayor of Highland Park who, at 90 years old, has been training for 15 years. They also train members as young as 6 and added that all ages and abilities benefit greatly. Mr. Hanlin shared that their members and staff are like a huge family with many of their members being with them for over a decade. They accept everyone with open arms and love having diverse training groups. From young children to older adults, martial arts can help people of all ages. Mr. Hanlin shared information about some of their members and the benefits gained to show how the business will help the community and community members.

Mr. Hulbert shared that they selected a site in Deerfield after looking at many possible locations. They already serve clients from all over the north shore area and are excited to centralize this. They are excited to be in Deerfield and grow their business and their family.

Commissioner Bromberg asked where their business is currently located. Mr. Hulbert replied that they operate training sessions and classes out of the Libertyville Sports Complex as well as Highland Park District buildings. But this is the first time they will be bringing it together in one location under one name.

Mr. Hulbert reported that the three owners will be the only employees and will run all operations. Hours are from 5:00 A.M. to 8:30 P.M. with most classes in the mornings. Peak times will be from 5:00 A.M to 7:00 A.M. and 5:00 P.M. to 8:00 P.M. Aside from classes, all personal training sessions will be by appointment only. They will be open on Saturdays from 7:00 A.M. to 2:00 P.M. and Sundays 7:00 A.M. to 12:00 P.M. Classes will require advanced sign up and are limited to 15 per class. Currently they average about 10 students per class.

Mr. Hulbert showed the proposed interior layout for their space. He pointed out the area for mats and equipment including treadmills. He added that any events such as belt promotions will take place on the weekends and be grouped by classes.

Mr. Hulbert reviewed parking. They have 93 spaces total with 46 shared spaces in front. Based on their parking study, during their peak times there are 63 spaces available and on average

throughout the day 55 and 67 available parking spaces on the weekends. This will provide for ample parking for their staff and clients.

Commissioner Bromberg commented that there are trucks that park there and take up more than one space. Mr. Hulbert shared that the trucks belong to the next door tenant's vending company. The building owner shared that all tenants work well together it is a good community of business owners. If the trucks become an issue, they will address it with their neighbor. The trucks seem to be mostly be stored there in off hours and are in use during business hours. Even with trucks taking several spaces there was still plenty of parking.

Regarding signage, Mr. Hulbert reported that they will replace the panel on the existing monument sign in the same font with the name of their business and will add a vinyl door sign with their logo. Mr. Hulbert stated that they meet all of the Special Use criteria and are excited to be in Deerfield.

Commissioner Jacoby confirmed that the three owners will be the only staff and there are no additional employees.

Commissioner Goldstone asked for more information on their classes and memberships. Mr. Hanlin shared that they have monthly memberships available as well as 3, 6 or 12 month commitments. All classes are available to members and personal training is an additional fee. There will also be a class punch card option available instead of a membership.

Chairman Berg asked if they will they sell any products. Mr. Hulbert replied that they will sell some sports drinks as well as gloves, hand wraps and other basic equipment.

Chairman Berg asked who completed their parking study. The Petitioners replied that they completed the study and parking counts themselves. Mr. Nakahara asked the Commission if the parking study would be sufficient for the Public Hearing. Chairman Berg and the Commissioners agreed that the parking study would be sufficient for the Public Hearing.

Mr. Nakahara reported that the Public Hearing on this matter will be March 28, 2019.

#### **(6) Approval of 2019 Zoning Map**

Mr. Nakahara reported that the Village publishes a new Zoning Map annually to reflect any changes made from the previous year. This year the only change was the rezoning of the 658, 662 and 702 Elm Street went from R-4 One and Two Family Residential to R-5 General Residence.

Commissioner Jacoby moved, seconded by Commissioner Silva to approve the 2019 Zoning Map. The motion passed with the following roll call:

Ayes: Silva, Bromberg, Goldstone, Jacoby, Berg (5)  
Nays: None (0)

Mr. Nakahara reported that this matter will go before the Village Board on March 18, 2019.

#### **Document Approval**



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Commissioner Bromberg moved, seconded by Commissioner Goldstone, to approve the draft recommendation for the 2019 Zoning Map Approval. The motion passed with the following roll call:

Ayes: Silva, Bromberg, Goldstone, Jacoby, Berg (5)  
Nays: None (0)

**Items from the Staff**

Mr. Nakahara reported on upcoming Plan Commission agenda items.

**Adjournment**

Commissioner Bromberg moved, seconded by Commissioner Goldstone to adjourn the Workshop Meeting at 9:55 P.M. The motion passed with a unanimous voice vote.

Respectfully Submitted,  
Laura Boll