



Village of Arlington Heights
Conceptual Plan Review Committee
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
November 9, 2022
6:15 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Arlington Heights Park District Recreation Park - 500 E. Miner St. - 10/12/22

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Car Wash Redevelopment - 1007 E. Palatine Rd. - T1789
Special Use Permit Amendment for an Auto Car Wash
- B. St. Viator Master Plan Amendment - 1213 E. Oakton St. - T1778
Amendment to Special Use Permit Ordinances 95-087, 00-011, 03-042, 11-058, and 14-016 to allow modifications to the campus master plan, Variations

VII. OTHER BUSINESS

- A. Public Comment

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.



Conceptual Plan Review Committee
11/9/2022

Item: Arlington Heights Park District Recreation Park - 500 E. Miner St. -
10/12/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Arlington Heights Park District Recreation Park - 500 E. Miner St. - 10/12/22	Minutes

REPORT OF THE PROCEEDINGS OF
THE CONCEPTUAL PLAN REVIEW COMMITTEE
OF THE VILLAGE OF ARLINGTON HEIGHTS PLAN COMMISSION
A MEETING HELD ON:

October 12, 2022

Project Title: Recreation Park PUD

Address: 500 E. Miner Street

Petitioner: Ben Rea
Arlington Heights Park District

Address: 410 N. Arlington Heights Road
Arlington Heights, IL 60004

Requested Action:

1. Planned Unit Development (PUD) to allow building and site improvements.
2. Rezoning of multiple B-3, M-2, and R-6 parcels to "P-L, Public Lands District".
3. Amendment to the Comprehensive Plan redesignating Park District owned residential and commercial properties from "Moderate Density Multi-Family" and "Commercial" to "Parks".
4. Special Use Permit to allow a "Facility Owned by the Arlington Heights Park District", for the existing facilities.

Variations Required:

- None identified at this time.

Attendees: Ben Rea, Arlington Heights Park District
Steve Konters, Hitchcock Design Group
Carrie Fullerton, Arlington Heights Park District
John Sigalos, Plan Commissioner
Bruce Green, Plan Commissioner
Jake Schmidt, Assistant Planner

Project Summary:

The subject property is located east of Downtown at the intersection of Northwest Highway and Douglas Avenue. Comprising approximately 18 acres, the property is owned by the Arlington Heights Park District (AHPD) and is currently home to Recreation Park. The site includes the following amenities:

- Outdoor Pool
- Half size soccer field
- Baseball field
- Main recreation building
- Half size baseball field
- Playground area
- Three tennis courts
- Bath house & locker room

The Park District also owns several residential and commercial properties immediately adjacent to Recreation Park.

The proposed action, if approved, would allow the Park District to demolish the contiguous residential and commercial properties to expand the park, and install additional park improvements via a Master Plan. These improvements include:

- Basketball court
- Improved inclusive playground for disabled children
- 50 space permeable paver parking lot (to replace the existing east parking lot)
- New 22 space parking lot on west side of park
- Shelter and restroom structure
- Bag-toss area
- Skate park
- Outdoor fitness equipment
- Pool house renovation
- Improved baseball field
- Rain garden

The Concept Site Plan, included within the agenda packet, shows a bordered area labeled "project limits". This border only refers to the area of the project for which the Park District is seeking OSLAD (Open Space Land

Acquisition and Development) Grant funding; the entirety of Recreation Park is within the scope of this project.

The Park District shall provide a phasing plan for proposed improvements, including the portion of the project seeking OSLAD grant funding. The commercial properties along Northwest Highway include auto shops, which would not be permitted in the P-L District. The Village needs to know timing of the improvements in order to ensure properties are properly zoned for their uses.

The existing park does not have an approved Planned Unit Development Ordinance. As such, PUD approval of the Master Plan will be required.

Meeting Discussion:

Mr. Konters stated that Recreation Park is one of the oldest and most used parks in the Village. His group is assisting with a park renovation and with grant applications. There are currently businesses along the south side of the park that are owned by the park district and leased to the businesses. The businesses are aware of the plan for the park. The improvements include a renovated, inclusive playground on the west side of the park, a small picnic shelter by the playground, a new parking lot for convenient access to the playground with a landscape buffer from the street, new tennis courts, a lawn game area, enhanced entries along the south side of the park, conversion of the commercial buildings to open park space with rain gardens, and a new skate park at the southeast corner away from existing residences. In a future phase the baseball field will be improved with respect to accessibility and equipment, there will be an improved eastern parking lot with increased drainage, a dedicated basketball court, a small restroom facility, a renovated pool and pool house, a new accessible entrance to the north side of the pool house structure, and an expanded drop-off area with parking. There may be a new recreation building in the future on the northern side of the site. The soccer fields on the east side of Douglas would be improved in the future as well.

Mr. Rea stated that the new and renovated parking lot would include permeable pavers. The potential OSLAD grant would cover phase 1, and anything beyond phase 1 is tentative based upon funding availability.

Mr. Schmidt stated that with respect to zoning the project involves rezoning of the commercial properties along Northwest Highway, residential property along Belmont Avenue, and lots east of Douglas Avenue to P-L from B-3, R-6, and M-1 respectively, as well as PUD Approval for P-L zoned properties per Village Code, Special Use Approval for a facility owned by the Park District, and a Comprehensive Plan Amendment for properties being rezoned. Grant funding is being pursued for phase 1 improvements, and the entirety of the park is included in the project. The Park District is encouraged to hold a Neighborhood Meeting prior to a Plan Commission appearance. Staff has no concerns regarding traffic and parking, though a study is required by code. The Park District may pursue a variation if desired. The site will be served by parking lots on the west, north, and east side of the site. The eastern lot would have reduced capacity though overall on-site parking availability would increase. Capacity information will be needed for the pool to calculate required parking. The proposed tennis courts are over an unvacated Village right-of-way. The Park District has requested vacation of this right-of-way, and it is up to the Village Board to decide whether or not to grant this request. Staff is generally supportive of the proposal subject to provision of the items outlined in the Staff Report.

Commissioner Sigalos asked what the phasing of the project would include.

Mr. Rea stated that phase 1 was the grant portion. It may take a year to find out if the grant will be approved. Phase 1 includes the southwest side of the site. If the grant is approved the commercial and residential properties would be demolished. Phase 2 is not set, but would include the remaining physical land improvements like the eastern parking lot, basketball court, baseball field, and bathroom. Phase 3 would include improvements to the pool and pool house.

Commissioner Sigalos asked if bike racks would be included.

Mr. Rea stated bike racks would be included.

Commissioner Sigalos stated it was an exciting improvement of the park.

Commissioner Cherwin asked if a residence on Belmont Avenue was outside of the park project.

Mr. Rea confirmed that the one property was not owned by the Park District and would not be included in the project.

Commissioner Cherwin asked if the pool house would be renovated.

Mr. Rea confirmed that the pool house would be renovated.

Commissioner Cherwin asked what future improvements would be on east side of Douglas Avenue for Park District owned properties.

Mr. Rea said there were no plans for that property, though over time the backstop for the baseball field would be replaced.

Commissioner Green stated he was concerned for the one property remaining along Belmont Avenue.

Mr. Rea stated that the property owner was aware of the project and had been to preliminary meetings.

Commissioner Cherwin stated that he would be in support of waiving the traffic and parking study.

Commissioner Green agreed, and asked if the Village was aware of parking complaints related to the park.

Mr. Schmidt stated he was unaware of any complaints related to park parking, though the neighborhood had concerns about parking for the adjacent Library facility. Parking would be evaluated during the Plan Commission process.

Commissioner Cherwin stated that he would be in support of waiving the traffic and parking study.

Commissioner Green agreed and encouraged the Park District to pursue a variation.

There was no public comment relevant to the project.

RECOMMENDATION

The Conceptual Plan Review Committee encouraged the petitioner to proceed forward with their application while taking the comments from the Conceptual Plan Review Committee into consideration.

PUBLIC COMMENT

Melissa Cayer stated that there were some projects that didn't advance beyond the CPRC. She stated that Staff should reach out to petitioners after CPRC to see why they didn't advance.

Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Jake Schmidt, Recorder



**Conceptual Plan Review Committee
11/9/2022**

Item: Car Wash Redevelopment - 1007 E. Palatine Rd. - T1789

Department: Planning & Community Development

Requested Action

Special Use Permit Amendment for an Auto Car Wash.

Variations Required

1. Variation from Chapter 28, Section 6.5-7b (Size of Accessory Structures) to allow a canopy with a size of 2,385 square-feet where a maximum size of 300 square-feet is allowed.
2. Variation from Chapter 28, Section 6.5-7b (Size of Accessory Structures) to allow a canopy with a size of 2,735 square-feet where a maximum size of 300 square-feet is allowed.
3. Variation from Chapter 28, Section 6.5-7b (Size of Accessory Structures) to allow a canopy with a size of 662 square-feet where a maximum size of 300 square-feet is allowed.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Special Use Permit Amendment to allow a new "Auto Car Wash" on the subject property, and requires additional information in order to make a determination. Such additional information includes:

1. The petitioner shall provide written justification in support of each requested Variation that addresses each of the hardship criteria necessary for Land Use Variation approval as outlined in the Zoning Ordinance:

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.

- The proposed variation is in harmony with the spirit and intent of this Chapter.
- The variance requested is the minimum variance necessary to allow reasonable use of the property.

2. The petitioner shall provide written justification in support of the Special Use Permit that addresses each of the hardship criteria necessary for Special use Permit approval as outlined in the Zoning Ordinance:

- That said special use is deemed necessary for the public convenience at this location.
- That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
- That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

3. Photometric plans shall be required.

4. An Auto-Turn exhibit shall be required.

5. Floor plans shall be required.

6. A Market Study shall be required.

7. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report
Aerial
Project Summary
Site Plan
Renderings
Ord. 87-103

Type

Board or Commission Report
Exhibits
Correspondence
Exhibits
Exhibits
Ordinance



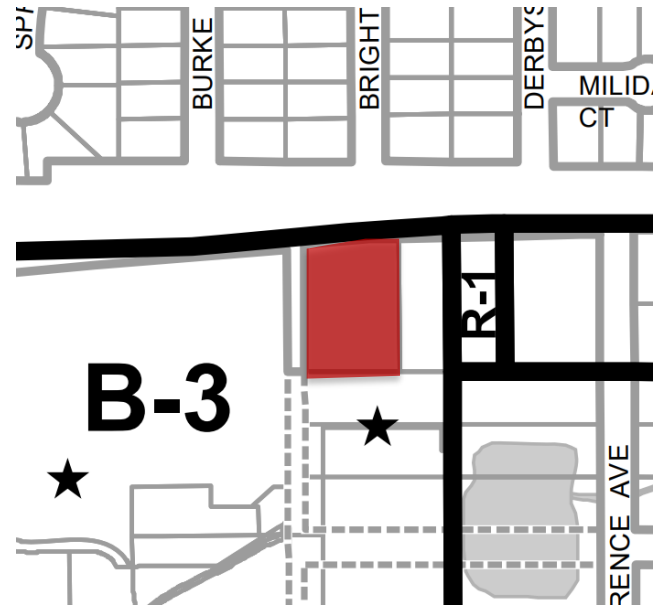
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1789
Project Title: Car Wash Redevelopment
Address: 1007 E. Palatine Road
PIN: 03-20-201-001-0000

To: Conceptual Plan Review Committee
Prepared By: Jake Schmidt, Assistant Planner
Meeting Date: November 9, 2022
Date Prepared: November 4, 2022

Petitioner: Scott Birkeland
 SB Group
Address: 7517 W Belmont Ave.
 Chicago, IL 60634

Existing Zoning: B-3: General Service, Wholesale and Motor Vehicle District
Comprehensive Plan: Mixed Use



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3: One Family Dwelling District	Single Family Uses	Single Family Detached
South	B-3: General Service, Wholesale and Motor Vehicle District	Southpoint Shopping Center	Mixed Use
East	R-1: One Family Dwelling District	Commercial Building	Mixed Use
West	B-3: General Service, Wholesale and Motor Vehicle District	Southpoint Shopping Center	Commercial

Requested Action:

1. Special Use Permit Amendment for an Auto Car Wash.

Variations Required:

1. Variation from Chapter 28, Section 6.5-7b (Size of Accessory Structures) to allow a canopy with a size of 2,385 square-feet where a maximum size of 300 square-feet is allowed.
2. Variation from Chapter 28, Section 6.5-7b (Size of Accessory Structures) to allow a canopy with a size of 2,735 square-feet where a maximum size of 300 square-feet is allowed.
3. Variation from Chapter 28, Section 6.5-7b (Size of Accessory Structures) to allow a canopy with a size of 662 square-feet where a maximum size of 300 square-feet is allowed.

Project Background:

The subject property is approximately 44,732 square feet in size and is improved with a single-story car wash with 10 bays, both self-serve and automatic, and 10 vacuum stations on the west side of the building. This car wash was approved in 1987 via Special Use Permit Ordinance 87-103. This site is accessible via the Palatine Frontage Road, which only allows eastbound traffic.

The petitioner is proposing demolition of the existing car wash and redevelopment with a new automatic car wash. The new car wash would be a one-way tunnel with a parking lot featuring 20 to 22 vacuum stations. The hours of operation would most likely be 8:00 AM to 8:00 PM, 7 days per week. There would be a maximum of 4 employees on site at any given time. The site could accommodate stacking for 35 to 40 vehicles

Zoning and Comprehensive Plan

The subject property is currently zoned B-3, General Service, Wholesale and Motor Vehicle District. The proposed use is classified as an "Auto Car Wash", which is a special use within the B-3 District. The proposed redeveloped car wash is substantially different than the previously approved car wash, and therefore an amendment to the previously granted Special use Permit is required. As part of a Plan Commission review, the petitioner must provide written justification to the three standards necessary for Special Use Permit approval as included below:

- **That said special use is deemed necessary for the public convenience at this location.**
- **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

The Comprehensive Plan designates the site as "Mixed Use." The proposed Auto Car Wash is compatible with this designation.

As part of this petition, a Market Study demonstrating demand for this use shall be provided.

Building, Site and Landscaping

The petitioner is proposing a 4,900 square-foot car wash building, with 23 parking spaces and 20-22 vacuum stations. The Building Department had concerns during Staff Development Committee Review with respect to restroom, parking space, and vacuum station accessibility. As part of the Plan Commission Review process, the petitioner shall address these concerns to comply with applicable accessibility code regulations.

The concept plan is missing code-required landscaped islands at the end of each parking row, though it appears there would be sufficient space to add the required islands.

A 4-foot tall fence is proposed around the perimeter of the site. Code limits fencing in the front yards to a height of 3-feet, and the style of the fence to open. There should not be an issue adjusting the fencing design to meet this requirement.

Per Chapter 28, Section 6.15-1.2a, all paved service areas abutting any public way shall be screened by 3-foot tall landscaping. The subject property abuts a public right of way to the north; 3-foot tall screening will be required between the parking area and the Palatine Road Frontage Road.

Three separate canopies are proposed to cover the vacuum areas, as well as shelter the pay stations. Code allows a maximum accessory structure size of 300 square feet, however the canopies are proposed to be a 2,385 square-feet, 2,735 square-feet, and 662 square-feet. Therefore, three variations would be required. The petitioner shall provide a

written response to Zoning Code Variation Justification Criteria for each variation, detailed below for reference.

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

Design Commission Review will be required for the new commercial structure. Photometric plans will be required for new site lighting. An Auto-Turn exhibit showing the turning path through the site for Village fire apparatus shall be provided. The exhibit must show the apparatus maneuvering through the site in all possible directions of travel.

Traffic and Parking:

The total parking requirement for the proposed facility is based off of the number of employees and company vehicles involved in the enterprise. A parking summary is below:

Employees	Vehicles	Total
4	0	4
Parking Required		4
Parking Provided		23
Surplus/Deficit		19

The petitioner has stated that there will be dedicated employee parking spaces within the striped vacuum stall area.

Section 6.12-1 of the Zoning Code states that projects requiring a Plan Commission review do not need to provide a full traffic study if the project:

1. Comprises less than 5,000 square feet in floor area, and;
2. Is located along a major or secondary arterial street as defined by the Village's Thoroughfare Plan.

As the property is located along Palatine Road (designated a major arterial in the Village's Thoroughfare Plan), and the petitioner is proposing a structure with a floor area under 5,000 square-feet, the scope of this project falls under the threshold outlined in the Zoning Code, and a traffic and parking study is not required. As there is a code required parking surplus on the site, Staff does not have concerns relative to parking availability, and no parking counts will be required.

Staff have concerns regarding circulation within the site, as well as access to and from the site from the frontage road. The existing configuration of the driveways is enter-only at the eastern driveway, and exit-only at the western driveway. The access shown on the site plan does not match existing conditions. To accommodate two-way traffic at both access points, modifications will be needed. As Palatine Road is under IDOT jurisdiction, an IDOT permit for these modifications would be required. If stop control is proposed, detectable warnings will be required. Additional signage may be required by IDOT.

Within the site, the drive aisle to the vacuum stations is one way only, as is the by-pass lane. Appropriate striping and signage will be required for these one-way areas. Additionally, the exit to the car wash is aligned with the entrance to the site. This could create conflicting movements. Staff encourages further site design development to improve these potentially conflicting maneuvers.

With respect to bicycle parking, code requires one bicycle parking space for every 40 employees, with a minimum of two spaces. As such, two bicycle parking spaces will be required.

RECOMMENDATION

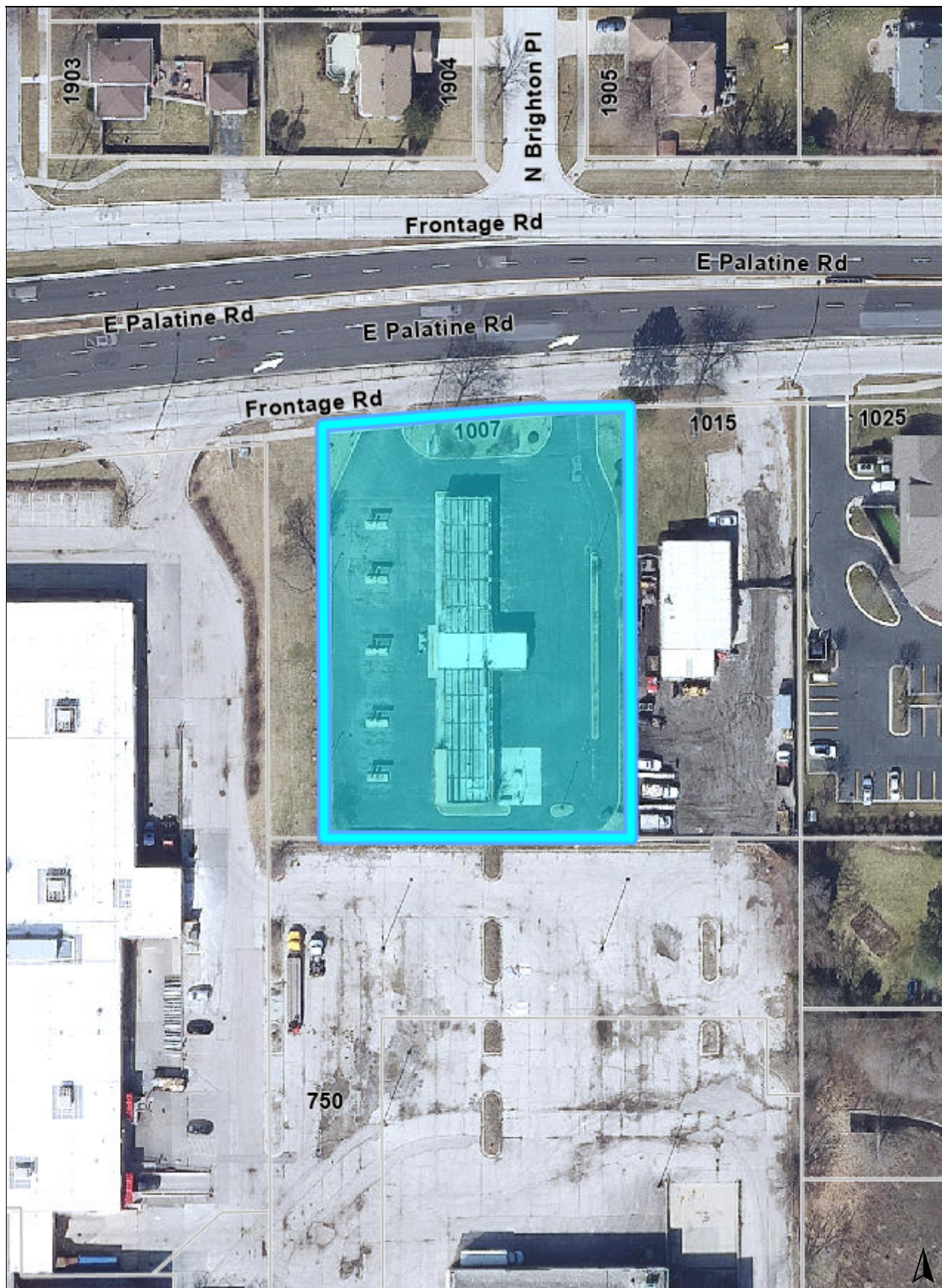
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 - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
2. The petitioner shall provide written justification in support of the Special Use Permit that addresses each of the hardship criteria necessary for Special use Permit approval as outlined in the Zoning Ordinance:
 - **That said special use is deemed necessary for the public convenience at this location.**
 - **That such case will not, under any circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
 - **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
3. Photometric plans shall be required.
4. An Auto-Turn exhibit shall be required
5. Floor plans shall be required.
6. A Market Study shall be required.
7. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

November 4, 2022

Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1789



Legend

Notes

0 100 200
ft

Print Date: 9/23/2022

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

The hours of operation will most likely be: Preliminary timing: 8a -8p; 7 days per week.

Maximum around 4 employees. With reserved parking.

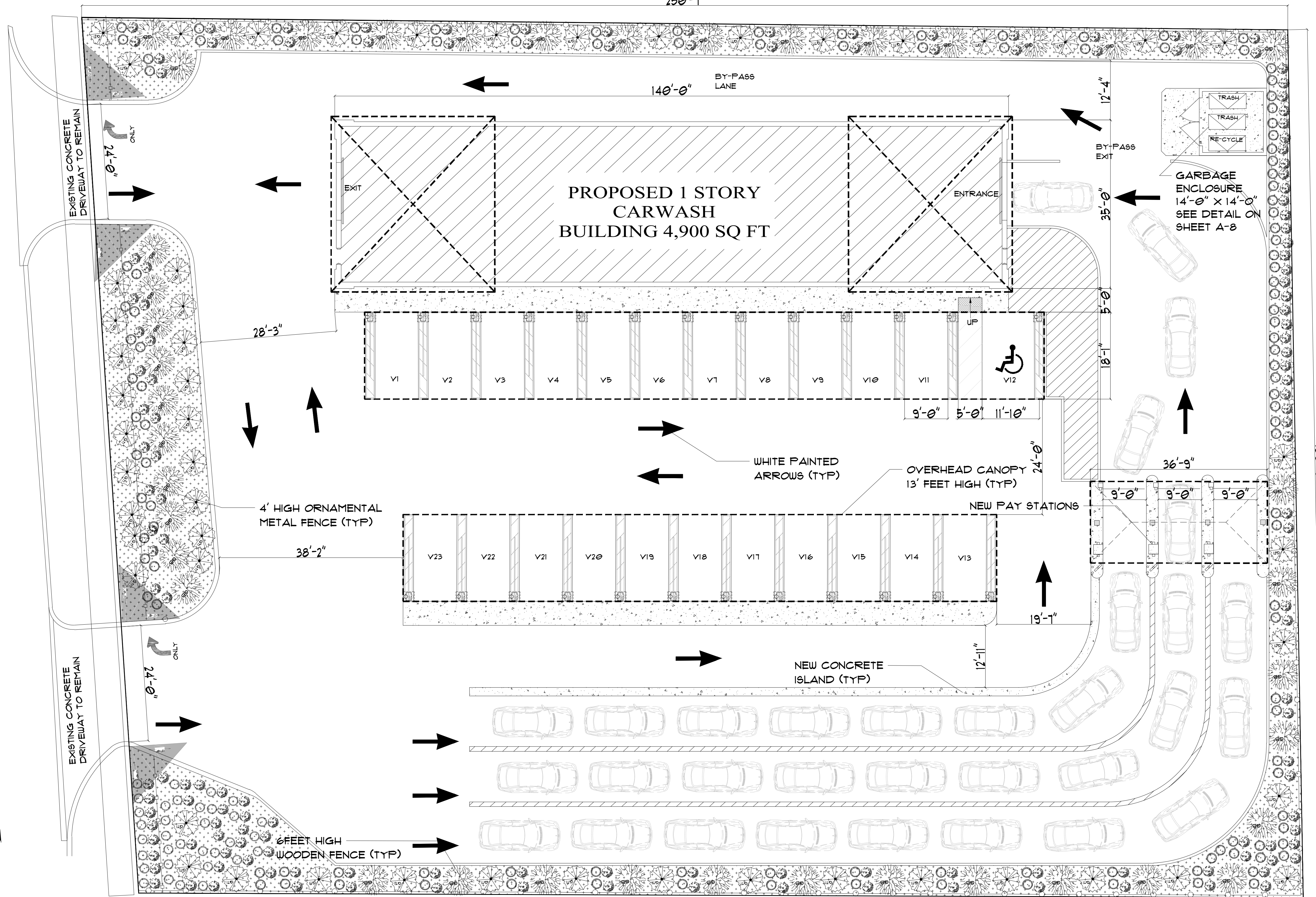
Approximately 35-40 cars stacked prior to the road.

We would have to say weather permitting in regards to busiest time of day.

We will have approximately 20-22 vacuum stations.

We were wondering if we would be able to cut in a bit larger entrance than the current access provided by using just a portion of the easement, and not interrupting the utilities on site. There is plenty of room if you drive the site.

EAST BOUND PALATINE FRONTAGE ROAD



1 PRELIMINARY SITE PLAN
SCALE: 3/32"=1'-0"



NEIGHBOR
FLOOR & DECOR

ARCHITECT
GEORGE W SIMOULIS

LOCATION:
1001 E PALATINE RD
ARLINGTON HEIGHTS, IL 6004

SHEET TITLE
PRELIMINARY SITE PLAN

DRAWN BY:	DRAWINGS	DATE:	SCALE: 3/32" = 1'-0"
MIN	PRELIMINARY DRAWING	APR-2022	
			DRG. NO. A-1















87600715

LEGAL DEPARTMENT
VILLAGE OF ARLINGTON HEIGHTS
33 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, IL 60005

87600715

OFFICIAL BUSINESS

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE VILLAGE OF ARLINGTON HEIGHTS AND
GRANTING A SPECIAL USE PERMIT FOR A CAR WASH

WHEREAS, the Plan Commission of the Village of Arlington Heights, pursuant to notice, has on August 5, 1987, conducted a public hearing on requests for rezoning to B-3 General Service, Wholesale and Motor Vehicle District, and a special use permit for a self-service car wash for property located at 1007 E. Palatine Road, which property was by operation of law zoned as R-1 One-Family Dwelling district upon annexation to the Village; and

WHEREAS, the President and Board of Trustees have considered the report and recommendations of the Plan Commission and have determined that authorizing and granting said requests, subject to certain conditions hereinafter described, would be in the best interests of the Village of Arlington Heights,

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF ARLINGTON HEIGHTS:

SECTION ONE: That the zoning ordinance of the Village of Arlington Heights be and it is hereby amended by reclassifying from R-1 One-Family Dwelling District to the B-3 General Service, Wholesale and Motor Vehicle District, the following described property:

Lot 42 (excepting therefrom that part thereof lying northerly of the following described line: beginning in the east line of Lot 42 aforesaid, 28.10 feet south of the northeast corner thereof and extended to the west line of said lot, at a point 42.6 feet south of the northwest corner thereof) in C.A. Goelz' Arlington Heights Gardens, being a subdivision in the northeast quarter of Section 20, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

03-20-201-001 BAO *h*

and commonly described as 1007 East Palatine Road, Arlington Heights, Illinois, which zoning is expressly conditioned on use of the property solely for a self-service car wash, in accordance with the special use permit granted in SECTION TWO below.

SECTION TWO: That a special use permit for a self-service car wash is hereby granted for the property described in SECTION ONE above, which special use permit is conditioned upon compliance with the following conditions:

1. Construction of the car wash in substantial compliance with the revised site plan dated September 17, 1987.

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87-103

87-103

87600715

2. Screening and landscape shall comply with the requirements of all provisions of the Zoning Ordinance, and the landscape plan shall be approved by the Village Forester.

3. The front of the building shall be constructed or covered with a masonry material other than cinder block.

4. The hours of operation shall be no earlier than 7:00 a.m. and no later than 10:00 p.m., seven days per week.

5. There shall be an attendant on duty at all times the car wash is open for business.

6. The owner and operator shall take all action required to prevent water from the site from causing ice on the pavement of Palatine frontage road.

7. The owner and operator shall take all necessary action to prevent traffic into the site from lining up on the Palatine frontage road, which remedial action shall include the hiring of off-duty officers of the Arlington Heights Police Department for purposes of traffic direction and control, if in the judgment of the Village Manager such measure is required to address a recurring traffic problem.

SECTION THREE: That this ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law, and the Village Clerk is hereby directed to file a copy of this ordinance in the Office of the Recorder of Cook County, Illinois.

AYES: MAKI, WALTON, AGRAN, JOLLY, WALSH, HOGAN, SILES, PALMATIER

NAYS: NONE

PASSED AND APPROVED this 19th day of October, 1987.

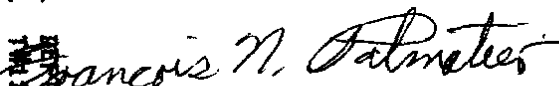
ATTEST:


Village Clerk

ORD7:KAGAY

COOK COUNTY RECORDER

REC-1
MISC.
TRN 4784 11/06/87 10:44:00
#12172 *87-600715
\$1.40


Village President

NO CHARGE
WILL CALL

87600715

87600715

8/1.60



Conceptual Plan Review Committee 11/9/2022

Item: St. Viator Master Plan Amendment - 1213 E. Oakton St. - T1778

Department: Planning & Community Development

Conceptual Plan Review Committee Purpose

The purpose of the Conceptual Plan Review Committee is to provide conceptual and preliminary feedback on a development concept prior to the submission of a complete Plan Commission application and the development of detailed plans. The meeting provides potential petitioners with an opportunity to receive initial feedback from four out of the nine Plan Commission members with regards to a development concept. No approvals are granted during Conceptual Plan Review Committee review; the intent of the meeting is to provide initial impressions on a conceptual development proposal. Subsequent steps in the process would include submittal of a formal Plan Commission application, a public hearing held by the Plan Commission, and a review by the Village Board at a regular Board meeting at which time the Board would make the determination to approve or deny a project. In addition, prior to a formal application being submitted, staff recommends an Early Review by the Village Board to provide feedback to the petitioner.

Requested Action

1. Amendment to Special Use Permit Ordinances 95-087, 00-011, 03-042, 11-058, and 14-016 to allow a building addition and new athletic fields and grandstands on the subject property.
2. Planned Unit Development to allow multiple buildings on one lot.

Variations Required

1. Chapter 28, Section 10.2-12.3e, to allow 80' tall light poles where maximum height is restricted to 40'.
2. Chapter 28, Section 6.13-3b and 6.13-3c, to allow 25' tall safety netting where code restricts the maximum height of fences in an exterior side yard and rear yard to 6' in height.
3. Chapter 28, Section 10.4-4, to allow 442 parking spaces where 960 parking

spaces are required (this is a preliminary calculation and subject to further review upon submission of detailed plans).

4. The need for additional variations may be identified once detailed plans are received.

Recommendation

The Staff Development Committee (SDC) reviewed the preliminary concept plans for the proposed Special Use Permit amendment to allow a building addition to the high school building and new athletic fields and grandstands on the subject property, a PUD to allow multiple buildings on one lot, and the following variations from Chapter 28 of the Municipal Code:

- Section 10.2-12.3e, to allow 80' tall light poles where maximum height is restricted to 40'.
- Section 6.13-3b and 6.13-3c, to allow 25' tall safety netting where code restricts the maximum height of fences in an exterior side yard and rear yard to 6' in height.
- Section 10.4-4, to allow 442 parking spaces where 960 parking spaces are required.

The Staff Development Committee has significant concerns with the extent of the additional athletic fields, stands, and structures, and their impact on the neighborhood. Prior to making a recommendation, staff requests that the petitioner address the following items as part of the formal Plan Commission review process:

1. An Early Review with the Village Board shall occur prior to submission of a Plan Commission application for this project.

2. For the requested Special Use Permit amendment, the petitioner shall provide a written response to each of the three criteria necessary for special use approval, which have been included below:

- That said special use is deemed necessary for the public convenience at this location.
- That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.
- That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

3. The petitioner shall provide written justification in support of each requested Variation, which justification addresses each of the hardship criteria necessary for Variation approval as outlined in the Zoning Ordinance:

- The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.
- The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.
- The proposed variation is in harmony with the spirit and intent of this Chapter.
- The variance requested is the minimum variance necessary to allow reasonable use of the property.

4. The petitioner shall provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, drop-off and pick-up operations, parking (both onsite, on-street, offsite, and bus parking), and impacts to public streets. The traffic and parking study shall analyze both the standard school-day traffic impacts and parking needs, as well as the athletic field traffic impacts and parking needs.

5. Lighting impacts on the surrounding neighborhood is of concern and shall be evaluated. Stadium light systems and usage times shall be reviewed for impacts to the surrounding neighborhood. A photometric plan and details on all lighting systems shall be required.

6. Noise impacts on the surrounding neighborhood is of concerns and shall be evaluated. The petitioner shall provide detailed information on all speakers proposed as part of this project, including data on maximum volume levels, as well as any outdoor band/dance practice times and band/dance performances that may occur during sporting events.

7. Detailed information shall be provided on the size, use, height, and appearance of all structures constructed as part of the athletic field improvements, including the grandstand and press box, concession stand, bleachers, fencing and athletic field walls, scoreboards, and the athletic building.

8. Details on the proposed safety netting shall be provided, including product specifications, pictures of the proposed netting installed at other locations, and whether the netting would be removed during off-season times.

9. The petitioner shall provide detailed information on the project phasing and timeline, proposed school improvements (floor plans, elevations, and details on new mechanical units), projected increase in faculty and student enrollment, and usage of each athletic field and the athletic building. In this regard, the petitioner must clearly outline when each athletic field will be used for both games and practices, including the days, times, usage of lighting and speakers, and expected attendance at each event. Additionally, details must be provided on any overlapping/concurrent events that may occur within the school building.

10. The petitioner shall provide details on the October 26th neighborhood meeting, including information on which properties were mailed invitations, an outline of the discussion and what concerns were raised, and approximately how many people attending the meeting.

11. Upon submission of detailed plans, a Design Commission application and review may be required, which should occur prior to any Plan Commission appearance.

12. Landscape and Tree Preservation plans shall be required.

13. Preliminary engineering plans are required and onsite stormwater detention shall be designed to conform to MWRD and Village requirements.

14. The school building and athletic field improvements must conform to all applicable Building and Life-Safety regulations, including maximum occupancy limitations, emergency egress exiting requirements, and fire lane requirements (as applicable).

15. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.

16. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

ATTACHMENTS:

Description

Staff Report

Aerial

Project Narrative

General Project Scope & Objectives

Conceptual Site Plan - Athletic Fields

Rendering #1

Rendering #3

Rendering #4

Rendering #5

Public Comments

Type

Board or Commission Report

Exhibits

Correspondence

Exhibits

Exhibits

Exhibits

Exhibits

Exhibits

Exhibits

Correspondence



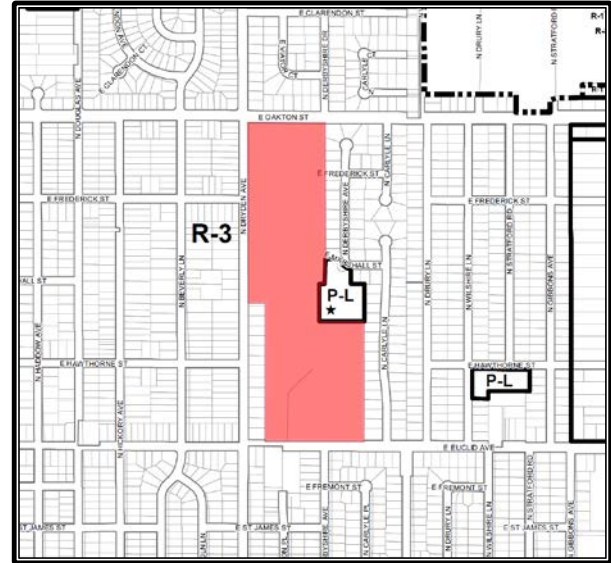
VILLAGE OF ARLINGTON HEIGHTS STAFF DEVELOPMENT COMMITTEE REPORT

Temp File Number: T1778
Project Title: St. Viator Master Plan
Amendment
Location: 1213 E. Oakton Street
PIN: 03-29-210-006

To: Conceptual Plan Review Committee
Prepared By: Sam Hubbard, Development Planner
Meeting Date: November 9, 2022
Date Prepared: November 4, 2022

Petitioner: St. Viator High School
Michael D. Sauer
ARCON Associates, Inc.
Address: 2050 South Finley Rd. - Suite 40
Lombard, IL 60148

Existing Zoning: R-3: One-Family Dwelling District
Comprehensive Plan: Institutional



SURROUNDING LAND USES

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-3, One Family Dwelling District	Single Family Detached Homes	Single Family Detached
South	R-3, One Family Dwelling District	Single Family Detached Homes	Single Family Detached
East	R-3, One Family Dwelling District, P-L, Public Lands District	Single Family Detached Homes Park (Carriage Walk Park)	Single Family Detached
West	R-3, One Family Dwelling District	Single Family Detached Homes	Single Family Detached

Requested Action:

1. Amendment to Special Use Permit Ordinances 95-087, 00-011, 03-042, 11-058, and 14-016 to allow a building addition and new athletic fields and grandstands on the subject property.
2. Planned Unit Development to allow multiple buildings on one lot.

Variations Required:

1. Chapter 28, Section 10.2-12.3e, to allow 80' tall light poles where maximum height is restricted to 40'.
2. Chapter 28, Section 6.13-3b and 6.13-3c, to allow 25' tall safety netting where code restricts the maximum height of fences in an exterior side yard and rear yard to 6' in height.
3. Chapter 28, Section 10.4-4, to allow 442 parking spaces where 960 parking spaces are required (this is a preliminary calculation and subject to further review upon submission of detailed plans).
4. The need for additional variations may be identified once detailed plans are received.

Conceptual Plan Review Committee Purpose:

The purpose of the Conceptual Plan Review Committee is to provide conceptual and preliminary feedback on a development concept prior to the submission of a complete Plan Commission application and the development of detailed plans. The meeting provides potential petitioners with an opportunity to receive initial feedback from four out of the nine Plan Commission members with regards to a development concept. No approvals are granted during Conceptual Plan Review Committee review; the intent of the meeting is to provide initial impressions on a conceptual development proposal. Subsequent steps in the process would include submittal of a formal Plan Commission application, a public hearing held by the Plan Commission, and a review by the Village Board at a regular Board meeting at which time the Board would make the determination to approve or deny a project. In addition, prior to a formal application being submitted, staff recommends an Early Review by the Village Board to provide feedback to the petitioner.

Project Background:

The subject property is approximately 39 acres in size and bounded by Oakton Street at the north end and Euclid Avenue at the south end. The west side of the site is bounded by Dryden Avenue on the northern end and single-family homes on the southern end. The east side of the site bounded by single-family homes and Carriage Walk Park. The northern half of the property (20 acres) is occupied by the St. Viator High School, while the southern half of the site (19 acres) is occupied by the Cleric's of St. Viator. The high school is served by two parking areas; one to the north of the building which is accessed from one curb cut along Oakton Street and one curb cut along Dryden Avenue, and one parking area to the south and east of the building which is accessed from Dryden Avenue. In sum, the site contains 442 parking stalls.

St. Viator High School is embarking on a five-plus year capital improvement program to be implemented in two phases. The primary driver for these improvements is a desire to increase the student and faculty experience and grow enrollment. The overall project will involve modifications to the existing building, including a two-story addition to the primary front entrance of the school (of approximately 10,000 square feet), renovations to many of the existing interior spaces within the building, and upgrades to the buildings heating and air conditioning systems. On the exterior of the site, substantial changes are proposed to the athletic fields located to the south of the building. All of the existing athletic fields would be demolished, along with the approximately 3,000 square foot storage building, and the area would be reconfigured to include the following elements:

- Synthetic turf football field with capacity for 2,000 spectators, including a home grandstand of approximately 18' in height and a press box of approximately 29' in height.
- Synthetic turf practice field for football, soccer, and lacrosse with mobile bleachers with capacity for 200-400 spectators.
- Softball field with bleachers and capacity for 100-200 spectators.
- Baseball field with bleachers and capacity for 100-200 spectators.
- Approximately 1,000 square foot concessions building.
- Stadium lighting of varying heights (60'-80').
- 4' tall decorative fence enclosing the entire athletic fields with 6' tall masonry columns.
- 25' tall netting along Dryden Avenue to the west of the football field and also to the rear of the baseball and softball outfields.
- Three scoreboards (one each for the football field, baseball field, and softball field).
- Approximately 20,000 square foot indoor athletic training building including locker rooms and equipment storage.

No modification has been proposed to the existing parking lots. St. Viator currently leases space at the Forest View Educational Center for their football, lacrosse, and soccer games. However, District 214 has informed the petitioner that they can no longer continue this arrangement, which is scheduled to end in 2023. The school has not yet provided a specific timeline or phasing plan for the proposed improvements.

The Staff Development Committee has significant concerns with the impact of the athletic fields on the neighborhood and has identified the following primary areas of concern which will need to be thoroughly evaluated:

- Traffic
- Parking
- Lighting
- Noise
- Aesthetics

Zoning and Comprehensive Plan

The subject property is located within the R-3, One-Family Dwelling residential zoning district, which allows public and private schools through the issuance of a Special Use Permit. In 1995 the Village Board approved Special Use Ordinance 95-087, which granted approval for a private school on the subject property. Then on March 6, 2000, the Village Board approved Ordinance 00-011, which amended the existing Special Use Permit to allow construction of a 179-stall parking lot that is located in front of the school. In 2003, the Village Board approved Ordinance 03-042, which amended the approvals to allow a gymnasium project. This work consisted of two building additions that would be phased in based upon available funding. Phase 1 included a 50,187 square foot gymnasium along the south building elevation, while Phase 2 included a 600 square foot elevator addition along the west building elevation. All phases were subsequently completed, however, a 2011 modification to the elevator tower required another amendment to the underlying zoning approvals, which was granted via Ordinance 11-058. Finally, in 2014, the Village Board approved Ordinance 14-016, which allowed demolition and replacement of the existing single-story cafeteria at the southeast corner, along with a new grounds garage and an accessory storage building at the south of the existing baseball diamond.

The newly proposed work at St. Viator requires an amendment to the existing special use approvals that govern the site, along with several variations. When detailed plans are submitted, a comprehensive list of all required variations will be finalized, however, the need for certain variations (as based on a preliminary analysis) is outlined within this report. In order to justify the proposed amendment to the Special Use Permit, the petitioner must submit written justification to each of the three special use approval criteria, as summarized below.

- **That the special use is deemed necessary for the public convenience at this location.**
- **That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
- **That the proposed use will comply with the regulations and conditions specified in this Chapter for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**

For each variation required, written justification outlying compliance to each the four hardship criteria must be provided, which criteria is outlined below:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
- **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
- **The proposed variation is in harmony with the spirit and intent of this Chapter.**
- **The variance requested is the minimum variance necessary to allow reasonable use of the property.**

Section 9.2 of the Zoning Ordinance requires any development on a zoning lot with more than one principal building to be approved as a Planned Unit Development (PUD). The proposed 20,000 square foot training building to the south of the softball field, in combination with the multiple smaller athletic field structures, triggers the need for a PUD for this site.

The Comprehensive Plan classifies this site as appropriate for “Institutional” land uses, which designation is compatible with the current use as a high school and the religious ministry located on the southern half of the subject property.

As part of any Plan Commission application, the petitioner will need to provide details on the project phasing and timeline, proposed school improvements (floorplans, elevations, and details on new mechanical units), projected increase in faculty and student enrollment, and usage of each athletic field and the athletic building. In this regard, the petitioner must clearly outline when each athletic field will be used for both games and practices, including the days, times, usage of lighting and loud speakers, and expected attendance at each event. Additionally, details must be provided on any overlapping and concurrent events that may occur within the school building. As mentioned above, the Staff Development Committee has significant concerns with the impact of the athletic fields on the neighborhood, specifically regarding traffic, parking, lighting, and noise. To enable appropriate review of this potential application, detailed information on each element must be provided.

Finally, the Staff Development Committee recommends that St. Viator request an Early Review with the Village Board to initiate a discussion on the concept and solicit any preliminary feedback and concerns from the Village Board. The Early Review should occur prior to submission of a Plan Commission application.

Neighborhood Meeting

On October 26, 2022, the petitioner held a neighborhood meeting to introduce the project to surrounding property owners and understand any preliminary concerns that they may have. A summary of this meeting must be provided as part of any Plan Commission application, including details on which property owners were invited, an outline of the discussion and what concerns were raised, and approximately how many people were in attendance.

Building, Site, and Landscaping:

In order to properly classify each structure as either an accessory structure or primary building, details on size, use, height, and the appearance of all structures constructed as part of the athletic field improvements shall be required, including the grandstand and press box, concession stand, bleachers, fencing and athletic field walls, scoreboards, and the athletic building. Height, size, and locational variations may be required for these elements, which will be evaluated once detailed plans have been submitted. Furthermore, upon review of detailed plans, staff will review to determine if a Design Commission application will be required for the school building addition, athletic training building, and grandstand/press box.

Submission of a landscape plan, tree preservation plan, and photometric plan shall be required as part of Plan Commission review. Staff has concerns with the impact of the stadium lighting on the neighborhood. If approved, the stadium light systems and usage must be carefully designed to minimize glare and excessive spillover to neighboring properties.

Additionally, the proposed height of the stadium lighting requires the following variation:

- ***Chapter 28, Section 10.2-12.3e, to allow 80' tall light poles where maximum height is limited to 40'.***

The stadium light systems and usage must be carefully designed to minimize glare and excessive spillover to neighboring properties, and once details are provided on the days and times of lighting usage, the Village will evaluate the impacts on the neighborhood.

The proposed 25' safety netting requires the following variation:

- ***Chapter 28, Section 6.13-3b and 6.13-3c, to allow 25' tall safety netting where code restricts the maximum height of fences in an exterior side yard and rear yard to 6' in height.***

The petitioner must provide details on the proposed safety netting, including product specifications, pictures of the proposed netting installed at other locations, and whether the netting would be removed during off-season times. Aesthetics of the netting, support structures, and the overall redevelopment of the existing open space must be evaluated.

Stormwater Management & Life Safety

The proposed work will trigger the need for stormwater improvements, and all work must comply with applicable MWRD and Village requirements. As part of the formal review process, the petitioner will be required to provide details on where stormwater detention will be located and how the improvements will conform to all code requirements. Finally, the school building and athletic field improvements must conform to all applicable Building and Life-Safety regulations, including maximum occupancy limitations, emergency egress exiting requirements, and fire lane requirements (as applicable).

Parking & Traffic:

The proposed athletic field improvements will have a significant impact on the existing traffic and parking demand generated by the subject property, which will need to be carefully evaluated as part of any formal review process. Per code, the petitioner must provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, drop-off and pick-up operations, parking (both onsite, on-street, offsite, and bus parking), and impacts to public streets. Data/surveys on peak parking demand during games at the existing Forestview location should be provided as part of the Plan Commission review process.

Traffic for the school currently parks both within the site and on the surrounding streets, and it is expected that during game days there would be an increase in street parking, the impacts of which must be analyzed as part of the formal review process. The petitioner shall provide a detailed parking plan for how to accommodate parking during peak times and game days, including how onsite and on-street parking will be managed, whether offsite parking on private lots will occur, and how usage of any offsite private parking locations will be required.

With regards to the code required parking, the following variation is necessary:

- **Chapter 28, Section 10.4-4, to allow 442 parking spaces where 960 parking spaces are required.**

It should be noted that Village code calculates the parking requirement as based upon the usage of the four athletic fields at peak capacity all at one time. However, it is unlikely that there would be a need to use all fields for max-capacity sporting events at the same time. In reality, the peak demand would likely occur during use of the Main Stadium for football games (when the other fields may be unused), which would translate to a parking code requirement of 600 parking spaces (based on the code required parking for Main Stadium alone). In order to understand the traffic impacts, St. Viator will need to provide a detailed schedule of usage for each field, including days and times of usage, as well as a parking and traffic demand analysis. St. Viator school enrollment draws from a larger geographic area, resulting in increased student driving to the facility, which must be analyzed and accounted for within the traffic and parking study.

Based on the anticipated parking impact during max capacity games, St. Viator should provide onsite and offsite arrangements for parking. Should offsite locations be necessary to accommodate peak parking demand, details on bus/shuttle parking and drop-off/pick-up must be provided.

Preliminary parking calculations for the athletic fields are outlined below:

	Number of Students	Number of Teachers	Square Footage	Maximum Occupancy	Parking Ratio	Total Required
Athletic Building	-	-	20,000	400	30% of Occupancy	120
Main Stadium (west)	-	-	-	2,000	30% of Occupancy	600
Practice Field (east)	-	-	-	400	30% of Occupancy	120
Baseball Field	-	-	-	200	30% of Occupancy	60
Softball Field	-	-	-	200	30% of Occupancy	60
TOTAL REQUIRED						960
TOTAL PROVIDED						442
SURPLUS / (DEFICIT)						-518

This table is preliminary only and subject to change upon review of a complete Plan Commission application

With regards to the school building improvements, which are meant to increase future student enrollment, the parking study must survey existing onsite and offsite parking during the school week to document existing parking demand. Per code requirements, the required number of parking stalls for the high school use (as calculated during the 2014 Special Use Permit amendment) is shown below:

	School Population	Parking Ratio	Projected Total
Students	951	1 space / 10 students	95
Faculty/Staff	108	2 spaces / employee	216
Residents	6	2 spaces / resident	12
TOTAL	1,065		323
TOTAL PROVIDED			442
SURPLUS / (DEFICIT)			119

This table is preliminary only and subject to change upon review of a complete Plan Commission application

It should be noted that the parking calculations within the table above are only a preliminary estimate of the amount of onsite parking spaces relative to code requirements. The Staff Development Committee is aware that the actual parking demand for the school exceeds the onsite parking supply and parking occurs within the surrounding street network. As the proposed building addition will allow for the creation of new classroom areas, the high school must provide data on current and expected future enrollment and staff increases, which must be factored into the traffic and parking requirements for the school use and must also be analyzed within the traffic and parking study. Additionally, St. Viator must provide details on any overlapping and concurrent events that may occur at the school during peak athletic field usage, which must be factored into the traffic and parking study analysis. Once all data has been provided, the high school parking requirement can be updated and the parking demand for the high school component will be analyzed as part of the formal review process.

The proposed improvements trigger the need for the school to comply with current code requirements for onsite bike parking spaces and the petitioner will need to provide details on the current and proposed bike parking spaces on the site. The school is encouraged to incorporate bike parking stalls in close proximity to the new athletic fields.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the preliminary concept plans for the proposed Special Use Permit amendment to allow a building addition to the high school building and new athletic fields and grandstands on the subject property, a PUD to allow multiple buildings on one lot, and the following variations from Chapter 28 of the Municipal Code:

- ***Section 10.2-12.3e, to allow 80' tall light poles where maximum height is restricted to 40'.***
- ***Section 6.13-3b and 6.13-3c, to allow 25' tall safety netting where code restricts the maximum height of fences in an exterior side yard and rear yard to 6' in height.***
- ***Section 10.4-4, to allow 442 parking spaces where 960 parking spaces are required.***

The Staff Development Committee has significant concerns with the extent of the additional athletic fields, stands, and structures, and their impact on the neighborhood. Prior to making a recommendation, staff requests that the petitioner address the following items as part of the formal Plan Commission review process:

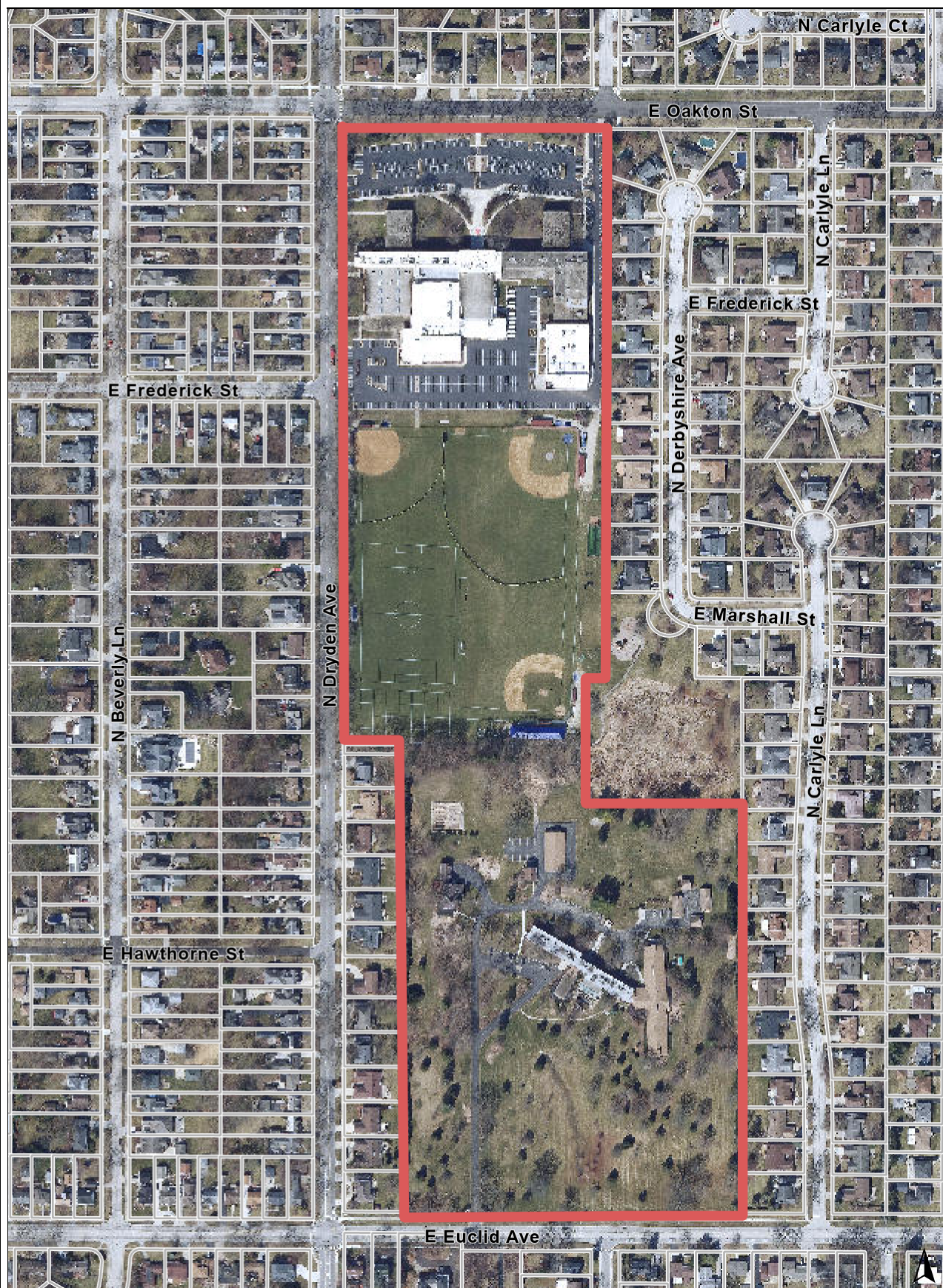
1. An Early Review with the Village Board shall occur prior to submission of a Plan Commission application for this project.
2. For the requested Special Use Permit amendment, the petitioner shall provide a written response to each of the three criteria necessary for special use approval, which have been included below:
 - **That said special use is deemed necessary for the public convenience at this location.**
 - **That such case will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity.**
 - **That the proposed use will comply with the regulations and conditions specified in this ordinance for such use, and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.**
3. The petitioner shall provide written justification in support of each requested Variation, which justification addresses each of the hardship criteria necessary for Variation approval as outlined in the Zoning Ordinance:

- **The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property.**
 - **The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned.**
 - **The proposed variation is in harmony with the spirit and intent of this Chapter.**
 - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
4. The petitioner shall provide a traffic and parking study by a certified traffic engineer that assesses access (location, design, and Level of Service), on-site circulation, trip generation and distribution, drop-off and pick-up operations, parking (both onsite, on-street, offsite, and bus parking), and impacts to public streets. The traffic and parking study shall analyze both the standard school-day traffic impacts and parking needs, as well as the athletic field traffic impacts and parking needs.
 5. Lighting impacts on the surrounding neighborhood is of concern and shall be evaluated. Stadium light systems and usage times shall be reviewed for impacts to the surrounding neighborhood. A photometric plan and details on all lighting systems shall be required.
 6. Noise impacts on the surrounding neighborhood is of concerns and shall be evaluated. The petitioner shall provide detailed information on all speakers proposed as part of this project, including data on maximum volume levels, as well as any outdoor band/dance practice times and band/dance performances that may occur during sporting events.
 7. Detailed information shall be provided on the size, use, height, and appearance of all structures constructed as part of the athletic field improvements, including the grandstand and press box, concession stand, bleachers, fencing and athletic field walls, scoreboards, and the athletic building.
 8. Details on the proposed safety netting shall be provided, including product specifications, pictures of the proposed netting installed at other locations, and whether the netting would be removed during off-season times.
 9. The petitioner shall provide detailed information on the project phasing and timeline, proposed school improvements (floorplans, elevations, and details on new mechanical units), projected increase in faculty and student enrollment, and usage of each athletic field and the athletic building. In this regard, the petitioner must clearly outline when each athletic field will be used for both games and practices, including the days, times, usage of lighting and speakers, and expected attendance at each event. Additionally, details must be provided on any overlapping/concurrent events that may occur within the school building.
 10. The petitioner shall provide details on the October 26th neighborhood meeting, including information on which properties were mailed invitations, an outline of the discussion and what concerns were raised, and approximately how many people attending the meeting.
 11. Upon submission of detailed plans, a Design Commission application and review may be required, which should occur prior to any Plan Commission appearance.
 12. Landscape and Tree Preservation plans shall be required.
 13. Preliminary engineering plans are required and onsite stormwater detention shall be designed to conform to MWRD and Village requirements.
 14. The school building and athletic field improvements must conform to all applicable Building and Life-Safety regulations, including maximum occupancy limitations, emergency egress exiting requirements, and fire lane requirements (as applicable).
 15. The petitioner shall comply with all Federal, State, and Village Codes, Regulations, and Policies.
 16. These are preliminary comments only and should not be relied upon as identification of the only major issues. The Staff Development Committee reserves the right to change its position on issues upon submittal of a formal application and detailed review.

November 4, 2022

Bill Enright, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1778



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Print Date: 11/4/2022

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



October 21, 2022

Mr. Bruce Green
Chairman of the Conceptual Plan Review Committee (CPRC)
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: **PROJECT NARRATIVE FOR THE PROPOSED IMPROVEMENTS AT SAINT VIATOR HIGH SCHOOL
FOR REVIEW BY THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS**

Dear Bruce:

Per your instructions, we are providing a Project Narrative for the proposed improvements at Saint Viator High School. To start, we ask that you please read the attached, two-page, Project Narrative provided by Saint Viator High School which provides their narrative and describes their motives/needs for this project. (See attached). The rest of this narrative will describe the elements for which your department has requested further information.

General Description of this Project and its Phases:

As described in Saint Viator's Project Narrative, they are embarking on a capital campaign to address two priorities, the student/faculty experience and enrollment. This submittal of information focuses on the reorientation and redesign of the 'backyard space', a.k.a. their current athletic fields on the south end of their campus. Please reference the Site Plan we are submitting along with this portion of the Project Narrative, in response to your required items.

Parking:

Saint Viator High School currently has two separated parking lots on their campus.

1. The North Lot has a total quantity of 207 Parking Spaces.
 - a. 92 standard, 4 accessible, 8 visitor, 95 staff, and 8 reserved for the Viatorian Residence.
2. The South Lot has a total of 235 Parking Spaces.
 - a. 199 standard, 5 accessible, 20 staff, and 11 activity van spaces.
3. The Total Site Quantity (North + South) is 442 Parking Spaces.
 - a. 291 standard, 9 accessible, 8 visitor, 115 staff, 11 activity van, and 8 reserved for Viatorians.

There is no current plan to add or subtract any parking spaces from the site.

Seating Capacities:

Saint Viator High School has suggested that they propose and plan to have the following capacities at each of the fields listed and as shown on the site plan we have provided.

1. Main Stadium (West) Field:
 - a. Home Grandstand Bleachers are to have a maximum capacity of 1,500 seats.
 - b. Visitors' Bleachers are to have between 250 to 500 seats (TBC).
2. Practice (East) Field:
 - a. Roll away, Practice (East) Field Bleachers are to have between 200 to 400 seats (TBC).
3. Baseball Field:
 - a. Baseball Field Bleachers are to have between 100 and 200 seats (TBC).

PROJECT NARRATIVE FOR THE PROPOSED IMPROVEMENTS AT SAINT VIATOR HIGH SCHOOL
FOR REVIEW BY THE PLAN COMMISSION OF THE VILLAGE OF ARLINGTON HEIGHTS
PAGE 2

4. Softball Field:

- a. Softball Field Bleachers are to have between 100 and 200 seats (TBC).

Expected Programming / Usage of the Fields and Lights:

Saint Viator High School has provided the following information on their expectations of usage for the three outdoor seasons for their future fields. The lights will be turned on and off based on this usage schedule for evening and nighttime hours of use and maintenance.

1. Summer: June, July, August:

- a. Mon. – Fri.: 8:00 AM to 8:00 PM.
b. Saturday: 9:00 AM to 8:00 PM.
c. Sunday: 10:00 AM to 8:00 PM.

2. Fall: September, October:

- a. Mon. – Thurs.: 3:30 PM to 9:00 PM.
b. Friday: 3:30 PM to 10:00 PM.
c. Saturday: 9:00 AM to 8:00 PM.
d. Sunday: 10:00 AM to 8:00 PM.

3. Spring: March, April, May:

- a. Mon. – Fri.: 3:30 PM to 9:00 PM.
b. Saturday: 9:00 AM to 8:00 PM.
c. Sunday: 10:00 AM to 8:00 PM.

Based on your communications, as we prepare for the November 9th 2022, VAH CPRC Meeting, we understand that these are preliminary comments based on the concept plans provided by SVHS, to date. Also, once we do submit a formal Plan Commission application, we understand that more thorough review(s) will take place during this process, to which we will provide all necessary responses and information required to answer to &/or resolve those review comments.

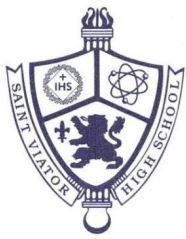
Thanks again, for the cooperation and the opportunity to work with the Village of Arlington Heights.
Please contact us if you have any questions.

Sincerely,
ARCON Associates, Inc.



Michael D. Sauer, AIA
Senior Associate / Senior Architect

C: Bill Enright, VAH
Sam Hubbard, VAH
Jason Kuffel, A.D., SVHS
George Demarakis, Principal, ARCON



Saint Viator High School

1213 East Oakton Street Arlington Heights IL 60004-5099 (847) 392-4050 Fax (847) 392-4101
www.saintviator.com

Two Priorities, Two Phases, One Goal: Igniting Our Community

Saint Viator High School is a Catholic, college-preparatory community of learning called to provide religious formation and an academic program of excellence to young men and women.

In order to advance that mission, Saint Viator is embarking on a capital campaign to address two vital priorities—**the student/faculty experience and enrollment**—implemented in two phases over the next five+ years. The campaign is titled Igniting Our Community, as it will take all stakeholders working together to achieve the dream that we desire for our students.

This campaign comes after a great deal of careful listening and discernment. More than 800 stakeholders helped shape this future through their active, thoughtful participation. Throughout this planning we have built on our strengths to create a blueprint for a stronger, more vibrant future.

Through the passion, dedication, and contributions of the Saint Viator students, faculty, alumni, parents, and supporters, these two targeted priorities will ensure that current and future generations of students have the learning environment and the resources that are necessary to receive an exceptional high school education within a caring and structured Catholic community.

Student & Faculty Experience

- Improved lighting, technology, acoustic, and heat/ventilation/air conditioning systems throughout the building
- Reorient and redesign the backyard space (current athletic fields just south of campus)
- Upgrade outdoor athletic surfaces and equipment

Results:

- State-of-the art, modernized classrooms that actively engage and inspire students
- A resource-rich working environment that allows Saint Viator's superb faculty members to flourish and prepare students to be the leaders and innovators of tomorrow
- Visually impressive and educationally functional learning spaces that create a sense of pride among employees, students, and visitors
- Upgraded systems that provide consistent and comfortable temperatures and high-quality air production throughout the school
- Additional athletic field spaces (a softball, a baseball, and two football/soccer/lacrosse fields) to reduce or eliminate expensive travel for practices and games
- Installation of high-performance, maintenance friendly, and safe turf fields
- Updated equipment and areas including protective netting, scoreboards, and dugouts
- Opportunity to include/upgrade athletic field lighting and spectator seating



2008 & 2014 Recipient of Blue Ribbon School of Excellence

Enrollment

- Increase endowment funding

Results:

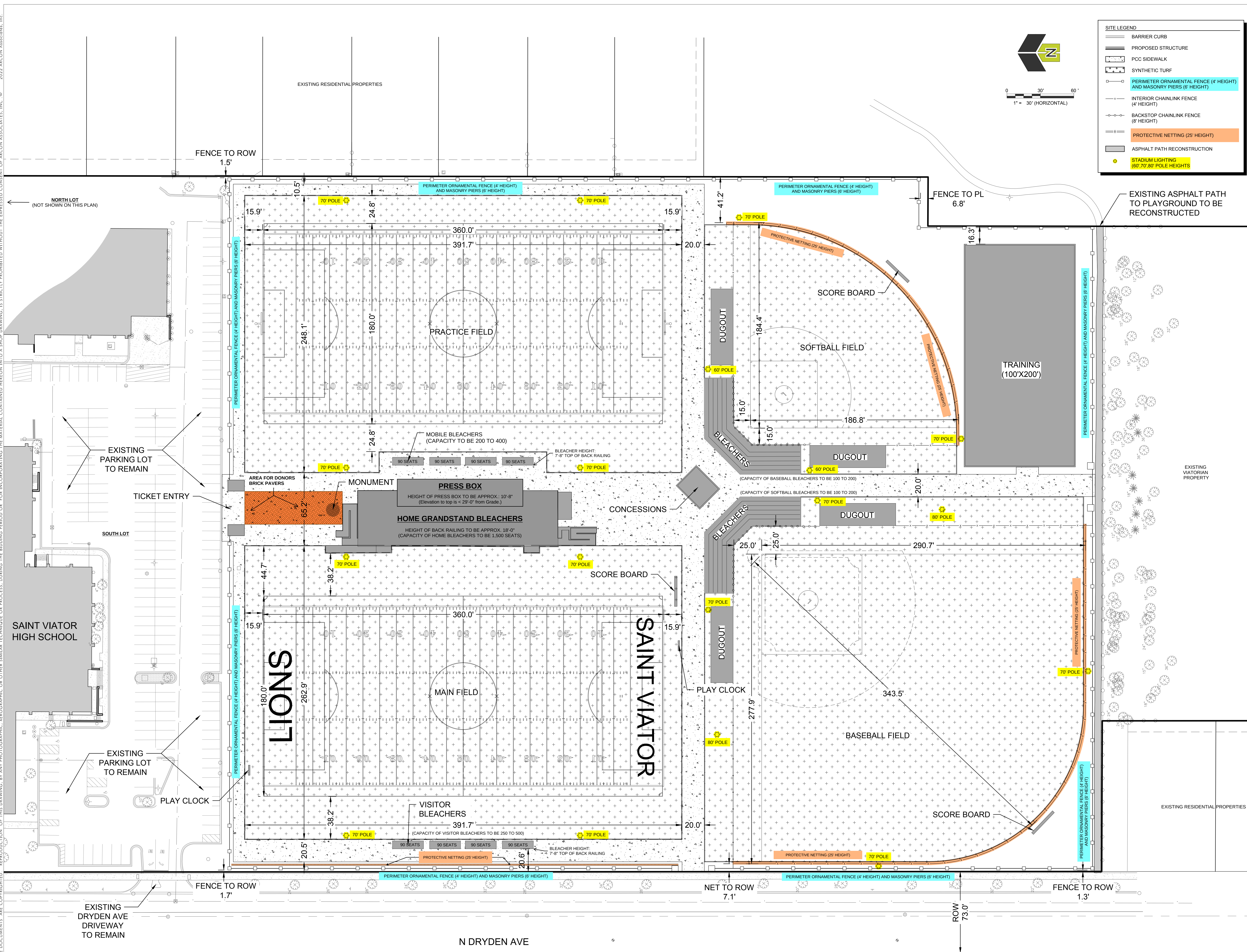
- Additional tuition assistance through the creation of named scholarship funds to share the Saint Viator mission, vision and values with more families
- Additional merit scholarship grants for qualified students
- Increased faculty professional development grants and support
- Recruitment and retention of highly qualified faculty and staff members

Over the years we have evolved to stay ahead of academic standards and to prepare students for the careers of tomorrow. We have upgraded facilities, become a co-ed institution, embraced new technology, and endorsed service, all while holding true to our Catholic, Viatorian standards.

We know that society is changing. Technology continues to evolve both in capability and influence. Careers are developing that a decade ago were unknown. Society continues to place more demands on young people, who are stepping forward to shape their future by protecting one another and the planet that they and their children will inhabit.

Saint Viator High school strives to create an environment that provides the facilities, technology, and faculty to support an academic community of excellence where leaders, entrepreneurs, and innovators of the future are supported. We will not stray from our commitment to faith-formation and service, holding ourselves, our students, and our community to the highest ethical standards. Because we know that students thrive in a setting where athletics, the arts, and extracurricular activities abound, we must serve the whole person in all we do. We must never close our doors to young men and women of any background, race, religion, or economic level who come to us looking to embrace all that Saint Viator High School has stood for, and must continue to stand for, for decades to come.

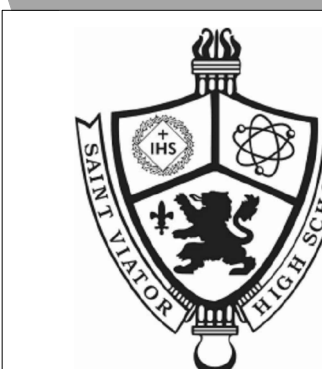
At this time, we respectfully request input and support of our conceptual plans from the Village of Arlington Heights. We welcome any and all questions and look forward to continuing the strong relationship we've had as neighbors for the past 60 years. On behalf of the Clerics of St. Viator, and the faculty, staff and students of Saint Viator High School, thank you for your partnership.



Site Work

at
SAINT VIATOR
HIGH SCHOOL
1213 E. Oakton St.
Arlington Heights, IL
60004

for the
SAINT VIATOR
HIGH SCHOOL
1213 E. Oakton St.
Arlington Heights, IL
60004

[illegible]

Project Number:
22137

Issue Date:
October 21, 2022

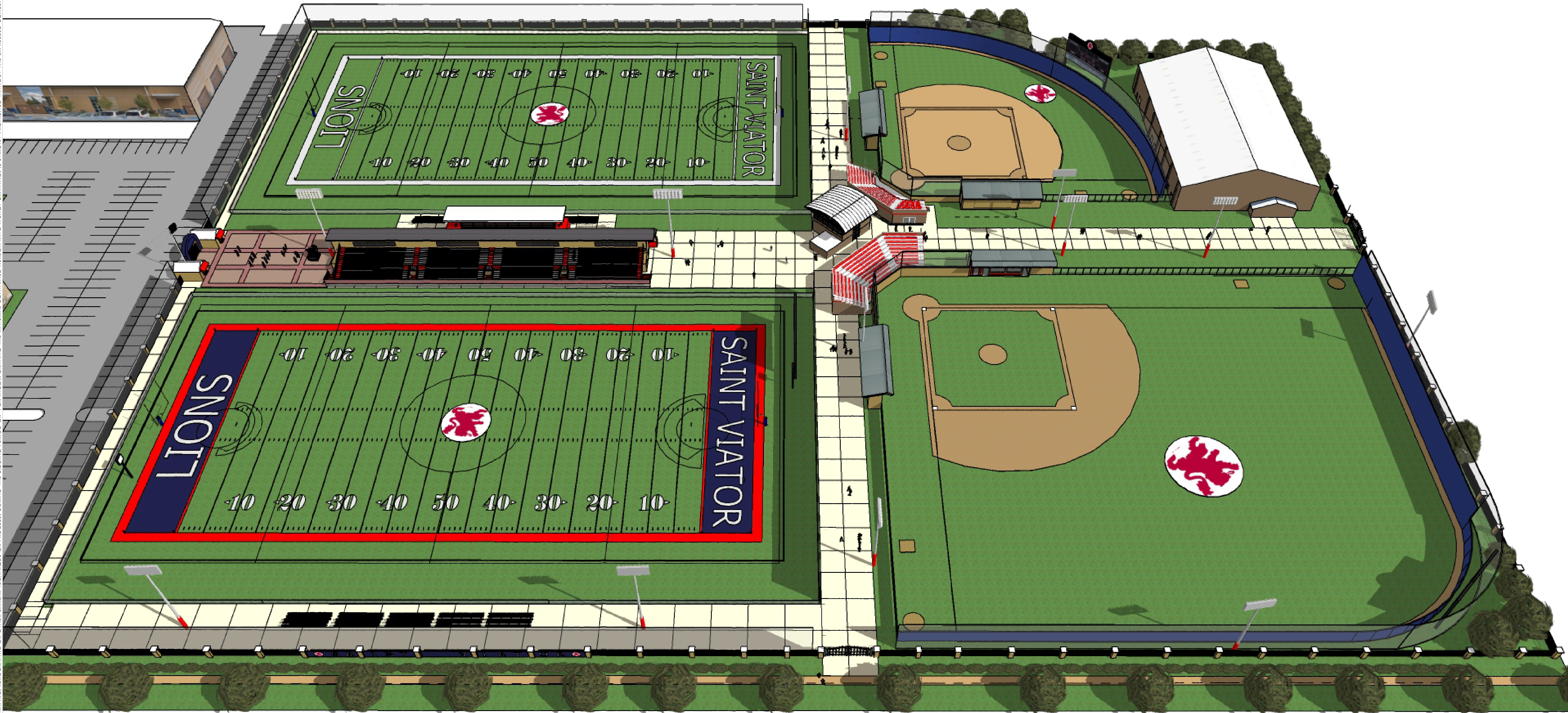
Drawn by:
AB/CW

Sheet Title
SITE PLAN EXHIBIT

Sheet Number

CX1.0

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1 RENDERING - AERIAL LOOKING EAST
NOT TO SCALE

Site Work

at
SAINT VIATOR
HIGH SCHOOL
1213 E. Oakton St.
Arlington Heights, IL
60004

for the
SAINT VIATOR
HIGH SCHOOL
1213 E. Oakton St.
Arlington Heights, IL
60004



REVISIONS		
No.	Date	By

Project Number:
22137
Issue Date:
October 11, 2022
Drawn by:
FAP
Sheet Title
**Rendering - Aerial
Looking East**
Sheet Number

R1.0

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1 RENDERING - LOWER AERIAL LOOKING NORTHEAST
NOT TO SCALE

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architects
construction managers
roof & masonry consultants
landscape architects

2050 south finley road, suite 40
lombard, illinois 60148
p: 630.495.1900
www.arconassoc.com

Site Work

at
SAINT VIATOR
HIGH SCHOOL
1213 E. Oakton St.
Arlington Heights, IL
60004

for the
SAINT VIATOR
HIGH SCHOOL
1213 E. Oakton St.
Arlington Heights, IL
60004

REVISIONS		
No.	Date	By

Project Number:
22137

Issue Date:
October 11, 2022

Drawn by:
FAP

Sheet Title
Rendering - Lower
Aerial Looking NE

Sheet Number

R3.0

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1 RENDERING - LOWER AERIAL LOOKING SOUTHEAST
NOT TO SCALE

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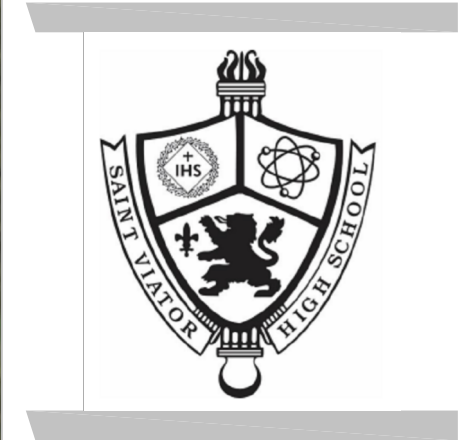
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Site Work

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1213 E. Oakton St.
Arlington Heights, IL
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1213 E. Oakton St.
Arlington Heights, IL
60004



REVISIONS		
No.	Date	By
Project Number: 22137		
Issue Date: October 11, 2022		
Drawn by: FAP		
Sheet Title Rendering - Lower Aerial Looking SE		
Sheet Number		

R4.0



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1 RENDERING - LOWER AERIAL LOOKING NORTHWEST
NOT TO SCALE

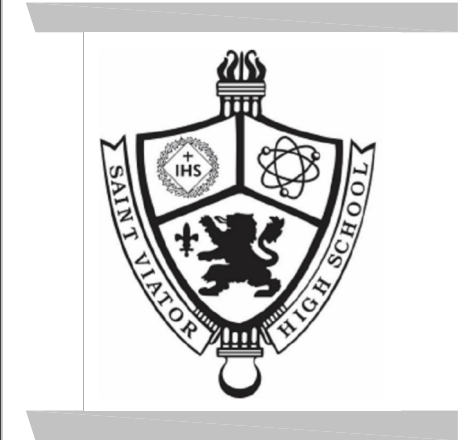
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Site Work

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HIGH SCHOOL
1213 E. Oakton St.
Arlington Heights, IL
60004

for the
SAINT VIATOR
HIGH SCHOOL
1213 E. Oakton St.
Arlington Heights, IL
60004



REVISIONS		
No.	Date	By
Project Number: 22137		
Issue Date: October 11, 2022		
Drawn by: FAP		
Sheet Title Rendering - Lower Aerial Looking NW		
Sheet Number		

R5.0

From: Al Plichta ·
Sent: Wednesday, October 19, 2022 10:56 AM
To: Planning <Planningmail@vah.com>
Subject: Saint Viator Oct 26 Community Meeting

Good Day,

I've lived in Arlington Heights for over 30 years and I am concerned about what Saint Viator is planning. I received a letter calling for an Oct 26 community meeting to discuss their "plans and priorities". We both work retail and cannot attend. I've emailed Kristen Daniels at St. Viator to get information and I get no reply.

The last time they did this they lied to all of us. Bold faced lied about what they were planning. I used to have a nice green field across from my home. St. Viator said they needed parking and they PROMISED all of us, they ASSURED us that no one would even see the parking lot, it would be landscaped. LIES They put a 3 lane entrance/exit directly across from our driveway. All we see is the parking lot and we have so much trouble getting out of our own driveway now. They ruined our home's enjoyment and our homes value. From a nice green field to a brightly lighted parking lot that I wasn't supposed to see. It was all LIES.

I need to know what they're plans are since they won't email me back. Can someone please fill me in? Also, be very careful of what they say and what they actually do. If past is prologue the two won't match up. They are not for the community, I can attest to that.

Thank you,

Al and Carolyn Plichta
1010 N Dryden AVE

From: Susan Streich

Sent: Monday, October 31, 2022 3:00 PM

To: Hayes, Thomas <thayes@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Canty, Mary Beth <mcanty@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Scaletta, John <jscaletta@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Engineering <Engineering@vah.com>; Planning <Planningmail@vah.com>

Subject: Concern over St Viator Expansion of Athletic Fields

I would like to express my concerns over the proposed plan St Viator has to expand their athletic fields and the effect it will have on our neighborhood.

Traffic/Parking:

Currently the school does not have enough parking in their lot for the number of students that drive to school. Although they may meet code requirements, they are a private school with students coming from all over the area which requires more cars per student than our public schools. Perhaps the village should review their parking codes for these types of facilities? The new athletic fields should not be built without additional parking available for their guests and buses.

Dryden and Frederick are a disaster during school letting out, rush hour and during their current athletic events. It is difficult to get down Dryden with cars parked and people getting in and out of those cars. Cars are also parked all the way down Frederick Street during events at the school, making it difficult for any emergency vehicles to get down the street. Especially in the winter when snow is piled beyond the carriage sidewalks and the street is even more narrow. It also leaves it impossible for residents to have a place for their guests to park.

Buses waiting for students sit on residential streets idling while they wait for events to complete which has caused pollution in the neighborhood. I asked that no idle zone signs be placed on Frederick by the village to no avail. In the winter, the street doesn't get plowed when there are events or the buses are idling. The current parking does not allow a place for the buses to wait for the games to complete.

According to St Viator, they are hoping to increase their enrollment and events held at the school with this upgrade and not add additional parking. This will only add to the parking and traffic issues in the area. We are also concerned they will be renting out the space to other athletic groups.

Flooding:

Their plans call for a synthetic type of field. We currently have flooding issues in the backyards on both Frederick and Beverly which we have expressed concerns about to the village. We are concerned that this new construction will add to our flooding issues. In addition, will the runoff from this synthetic field cause chemicals to drain into our water system?

Noise:

We already have issues with noise during athletic events with screaming and their speaker system. This noise will only increase with additional events and is completely unacceptable in a residential neighborhood like this.

Lighting:

St Viator is surrounded by single family homes that were built on property St Viator sold years ago. If they had plans to increase the school, they should not have sold the property. This is now a residential area and additional lighting and traffic is just not acceptable. If you drive in the area at night, St Viator already has many lights that pollute the neighborhood and disturb bird migration.

This residential area does not have the infrastructure in place to handle football games at St Viator. This plan should NOT be approved without all of the above being fully addressed.

Sincerely,

Susan Streich

811 E. Frederick Street
Arlington Heights, IL 60004

From: Thomas Galla
Sent: Monday, October 31, 2022 7:49 PM
To: Planning <Planningmail@vah.com>;
Subject: St. Viator Sports Complex

Greetings Mr. Perkins:

I hope you are well. I am contacting you/the Village Planning Department regarding the proposed St. Viator Sports complex development.

There are many concerns the community has regarding this development and I hope we have the opportunity to formally address these concerns with the Village.

I am writing regarding my specific concerns about the development. I am hoping you can answer my questions.

The proposed development includes perimeter Netting which per the preliminary drawings would run up to my property line on 920 N Derbyshire Ave.

1. Can a property owner in Arlington Heights erect a Net barrier? For instance, could I erect a 15' Tall Net barrier around my property?
2. If so, how tall can this netting be?
3. If so, is there a distance from the property line where the Netting structure can be constructed?

As a resident who has worked my lifetime to afford a house in the area, I find the proposal from St. Viator to be aggressively unreasonable and on face value, totally inconsiderate of the community.

I hope that this sort of construction is not permitted and if it is, I trust that reasonable decision makers within the Village will see that caging neighbors in with Netting is simply and obviously unreasonable.

There are about 40-60 concerned neighbors who also have many concerns about this development: ranging from lighting, to drainage, parking, and noise management. While I share those concerns, the proposed Netting is my primary concern.

Thank you for your time. Attached are pictures of the development.

Respectfully, Thomas Galla

From: Chad O'Connor <chad.oconnor@vah.com>
Date: November 2, 2022 at 10:51:13 PM CDT
To: "Hayes, Thomas" <thayes@vah.com>, "Baldino, Richard" <rbaldino@vah.com>, "Bertucci, James" <jbertucci@vah.com>, "Canty, Mary Beth" <mcanty@vah.com>, "Grasse, Nicole" <ngrasse@vah.com>, "LaBedz, Robin" <rlabedz@vah.com>, "Scaletta, John" <jscaletta@vah.com>, "Schwingbeck, Tom" <tschwingbeck@vah.com>, "Tinaglia, Jim" <jtinaglia@vah.com>, "Recklaus, Randall" <rrecklaus@vah.com>, Planning <Planningmail@vah.com>, "Perkins, Charles" <cperkins@vah.com>
Cc: Chad O'Connor
Subject: St. Viator Proposed Sports Complex

Mayor Hayes, Village Trustees, Village Manager and Planning Administrators,

I recently attended the St. Viator open house to hear more about the school's proposed improvements. I appreciate that the school must move forward to continue to attract students and to provide them a robust learning experience. I have no reservations about their proposed changes to the school itself as those seem like needed improvements.

However, as a resident living at 826 N. Dryden Ave. my family would live directly across from the proposed football stadium and would be impacted in several ways by the proposed sports complex. When we chose to move here in 2016 we understood that having the school across the street from us would mean streams of cars in the morning and after school as students came and went. We also researched the school's athletic calendar to know there would be occasional soccer, softball and baseball games and sport camps. We also considered that the school had existed for over a half century and did not conduct sporting events that attracted large crowds on the fields across from us. This proposal would obviously change that situation dramatically.

The concerns that I hope the village will probe with St. Viator are:

1. Parking and traffic impact is my greatest concern. Unlike other local high schools St. Viator is much more sequestered within a neighborhood. I appreciate that all high schools create some impact on the residents who live near them. However, large sporting events would create significant additional traffic on Dryden and surrounding streets— 2 lane streets with limited capacity and further away from major roads to help disperse the volumes. How will the school and/or village help control and route this traffic?

Today the school's parking lots are unable to contain all of the vehicles that come to school every day and a significant number of cars park on Dryden and Oakton. How will the school handle the additional vehicles for these events? Why did they not consider adding additional parking lots as a part of this proposal?

2. Total number of events and attendance that would be held on the fields (if allowed) compared to today. I am assuming that they would move not only football but lacrosse, and soccer (boys and girls) games AND practices onto these new fields. I believe these are the most widely participated in and attended sports events for the school. I would think the school should be able to provide historical attendance numbers for these events over the last 5-10 years or so (COVID years would need to be excluded for obvious reasons) to give an accurate assessment of impact on the neighborhood.

3. Light and sound pollution. While at the event last week their lighting vendor explained to me that modern lighting rigs would not project tons of light towards our house — a concern of mine as we have a 4 and 6 year old whose bedrooms will be directly across from and facing the stadium. It was helpful to see their display and hear from the lighting company representative. However, I have no experience in such matters and would hope that you all would probe to better understand the impact of lighting on us. How much light would be expected to reach our house and the time frames that the fields would be illuminated. Are they expecting to keep lights on Monday to Saturday? And until what time at night might the lights be on? Will they only light fields that are in use or will the entire park be lit during events?

Their initial plans showed lighting locations but I don't remember seeing anything on how they would project/control sound. PA systems pointed east/west would have major impact on the neighborhood; whereas, if they were only pointed northward from the southern end of fields the sound would be directed at the school instead of neighborhood houses. Are they looking into how to minimize the amount of noise that hits the neighborhood? (I am not concerned about crowd noise/cheering or the school band— just piped in music, announcements, player introductions and play calling.)

4. Aesthetics. How this project looks when completed could have significant impact on our property value and the livability of our street. I have attended meetings over the past few years as several of our neighbors have looked to make major enhancements/changes to their houses or to tear down and construct new houses. What will the village do to ensure designs are appropriate? From the hearings I attended I know that village planning committees have considerable power to approve/deny housing architectural plans or to ensure neighborhood impact is reasonable. Does the village (or neighbors like me) have a right to discuss or challenge their plans? Can someone point me to where I can understand my rights in this matter?

At the open house St. Viator was kind enough to collect concerns and questions from attendees. It would be nice if they addressed those questions with both the village and impacted residents. I submitted my questions/concerns #1-3 listed above to them then and included my contact information so that they could respond but have not heard anything yet. (I appreciate they may still be working on

answers — I just wanted to demonstrate to you all that I tried to be fair and submit my concerns to them as well as raise them here.)

Thank you for hearing my concerns. Please feel free to reach out to me at any time if you would like to understand my concerns better or if you would like to stop by our house to understand our proximity to the proposed sports complex and how we might be impacted.

Chad O'Connor

From: brenda orlandi
Sent: Thursday, November 3, 2022 8:33 AM
To: Perkins, Charles <cperkins@vah.com>
Subject: ST. VIATORS STADIUM

As public officials, listen to the people who gave you power. STOP THE STADIUM. Help US save our neighborhood.

From: Terry Sherwin ·

Sent: Thursday, November 3, 2022 4:07 PM

To: Perkins, Charles <cperkins@vah.com>; Bertucci, James <jbertucci@vah.com>; Scaletta, John <jscaletta@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; Planning <Planningmail@vah.com>

Cc: Baldino, Richard <rbaldino@vah.com>; LaBedz, Robin <rlabedz@vah.com>

Subject: St Viator's proposed new Sports complex

Hello My name is Terrance Sherwin. 709 N. Dryden Ave, Arlington Heights, IL 60004

St. Viator's proposed new sports complex is NO VALUE ADDED -to the surrounding neighbors and to the Community in general.

The list of serious problems/inconveniences/disruptions and annoyances to the neighborhood is quite long.

I know they plan to submit all kinds of studies regarding this project but the project is not about Arlington Heights, it is all about St. Viator - saving money, and making money.

Please end this nuisance before it begins in earnest

--

Terrance M. Sherwin

-----Original Message-----

From: John Brown

Sent: Friday, November 4, 2022 10:36 AM

To: Hayes, Thomas <thayes@vah.com>; Baldino, Richard <rbaldino@vah.com>; Bertucci, James <jbertucci@vah.com>; Canty, Mary Beth <mcanty@vah.com>; Grasse, Nicolle <ngrasse@vah.com>; LaBedz, Robin <rlabedz@vah.com>; Scaletta, John <jscaletta@vah.com>; Schwingbeck, Tom <tschwingbeck@vah.com>; Tinaglia, Jim <jtinaglia@vah.com>; Recklaus, Randall <rrecklaus@vah.com>; Planning <Planningmail@vah.com>; Perkins, Charles <cperkins@vah.com>

Cc: Kathy Mikulina

Subject: ST. Viator dev plans

All,

I wanted to reach out to express some concerns regarding the St Viator development plans. My family and I are at 814 N Dryden with our house facing the practice fields today. This will clearly have dramatic impact to our street. My main concerns are around congestion during events and the lack of planned additional parking. We already have congestion during afternoon soccer games, that will only be compounded when events are later and under the lights. Dryden can become quite tight with both sides full of cars, so it seems like we need to address the lack of additional parking (especially for football and other events). I am also concerned at the number of night games or events when you add all the various sports that don't play there today (lacrosse, football etc). Will there be a max number of night games/events permitted throughout the year? I think putting limits around this will help the neighborhood concerns around congestion and how much incremental traffic that can be expected. I know I am not alone in my concerns as the neighborhood has many concerns around this development and potential implications. I hope our concerns are being considered in the discussions w Viator in next week or so. Please advise if there is a live opportunity to discuss this as well.

Concerned neighbor

Jack & Kathy Brown

814 N Dryden Ave

Sent from my iPhone