



AGENDA
CONCEPTUAL PLAN REVIEW COMMITTEE
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
September 24, 2025
6:30 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. September 10, 2025
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. 1213 E. Oakton St. - Saint Viator Sports Fields - T1884
Planned Unit Development for football stadium and other athletic fields, Multiple Variations
- VI. OTHER BUSINESS
- VII. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

- 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 the Health & Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.

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MINUTES OF THE MEETING OF CONCEPTUAL PLAN REVIEW COMMITTEE COMMUNITY ROOM, VILLAGE OF ARLINGTON HEIGHTS SEPTEMBER 10, 2025 AT 6:00 P.M.

MEMBERS PRESENT:

Bruce Green, Chair
Jay Cherwin
Kristen Schurtz
John Sigalos

MEMBERS ABSENT:

STAFF PRESENT: Michael Lysicatos, Rachel Hitzemann, and Darko Bojin

ALSO PRESENT: Julia Babinska

Call to Order

Chairman Green called the meeting to order at 6:00 p.m.

Approval of Minutes

The meeting minutes of August 27, 2025 meeting were reviewed.

SIGALOS MOVED AND CHERWIN SECONDED A MOTION TO APPROVE THE AUGUST 27, 2025 MEETING MINUTES. MINUTES WERE APPROVED 4-0.

NEW BUSINESS

T1891 – 125 S. Wilke Road, Linden Aura Massage

The subject property is located within the multi-tenant office building at 125 S. Wilke Rd, which is part of Wilke Office Park. The building is approximately 26,565 sf. and the subject tenant space is approximately 750 sf. Access to the building comes from Wilke Rd. The office building has 120 parking spaces. Located in the B-1 district.

The petitioner, Julia Babinska, is looking to open a new massage establishment. Other units in this building are occupied by medical and professional offices. The proposed floor plan consists of two treatment rooms and a reception area. A more detailed, professionally drawn floor plan will be required as part of a formal Plan Commission application. Additionally, an explanation of the function of each room shall be provided.

Ms. Babinska will be the only employee and is an IDFPR Licensed Massage Therapist. She aims to offer massage services, including deep tissue, postpartum, pregnancy, and Swedish massage. Services will be offered by appointment only, with the establishment generally operating from 9 a.m. to 6:30 p.m., Monday through Friday and 9 a.m. to 1 p.m. on Saturdays. As part of the full Plan Commission application, a detailed description of business operations, including scheduling procedures, services provided, and anticipated number of employees shall be provided.

Ms. Babinska would like to open a massage therapy business. She has been operating as therapist for 20 years in chiropractor doctor offices and would like to open her own office.

Ms. Bojin review the details of the request from the staff report. This property is located in the B-1, Limited Retail Business District. Explaining that a Massage Establishment is not allow in the Village therefore a Land Use Variation is required. As part of their application, the

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petitioner must provide a written response to each of the four hardship criteria necessary for land use variation approval.

The petitioner is not proposing any changes to the exterior of the building, if they choose to provide signage, a separate permit will be necessary. Parking should be addressed in the formal PC application to outline the requirements.

The Staff Development Committee (SDC) reviewed the proposed Land Use Variation to allow a Massage Establishment in the B-1, Business District Limited Retail District, and is generally supportive of the application subject to resolutions listed in the Staff Report.

Commissioner Sigalos inquired about the cliental being women only, and how many massage therapy business do we have now. Is okay to move forward.

Ms. Babinska stated she would like to focus on woman's health but will not deny a male client.

Ms. Hitzemann stated there are a handful of massage therapy offices in the Village.

Commissioner Cherwin feels that the parking spaces with a half vacant building should be sufficient, and suggested waiving the parking analysis.

Commissioner Schurtz inquired about the Petitioner's interest in working with women.

Ms. Babinska stated that she has enjoyed working with the expecting mothers to help with their pregnancy. She has twins so she would like to give back.

Commissioner Green inquired about a restroom with a sink. Is a sink required in the space?

Ms. Hitzemann we will check with Building and Health Departments, but it was not mentioned in the review comments.

Commissioner Green encouraged the petitioner to move forward.

PUBLIC COMMENT

None

Adjournment

SIGALOS MOVED AND CHERWIN SECONDED THE MOTION TO ADJOURN. ALL MEMBERS VOTED IN FAVOR OF THE MOTION.

The meeting adjourned at 6:17 p.m.

**Bruce Green, Chair
CONCEPTUAL PLAN REVIEW COMMITTEE
Kendra Maher, Recorder**



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

9/24/2025

Item: 1213 E. Oakton St. - Saint Viator Sports Fields - T1884
Planned Unit Development for football stadium and other
athletic fields, Multiple Variations

Department: Planning & Community Development

Item Description:

Saint Viator High School is proposing substantial changes to the athletic fields located to the south of the building. All the existing athletic fields would be demolished, along with the approximately 3,000 square foot storage building. As noted in the Petitioners narrative, they also intend to develop an off-site location for a baseball/softball complex.

Requested Action

1. Planned Unit Development Amendment for a football stadium and other athletic fields.

Variations Required

Several variations will be required. These will be determined at time of full submittal.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Planned Unit Development and Variations to permit a football stadium and other athletic fields, and is generally supportive of the application subject to resolution of the following:

1. Any variation requests, including the Land Use Variation, must be identified and written justification provided based on the criteria for approval.
 - 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 28.
 - The variance requested is the minimum variance necessary to allow reasonable use of the property.

2. Petitioner will need to provide a project phasing plan and construction phasing plan as part of the full Plan Commission submittal.
3. Verify compliance with stormwater management requirements (drainage, detention).
4. Ensure field lighting (if applicable) meets glare and spillover standards.
5. Provide an accessible route from parking and site pathways to fields (ADA).
6. Provide dimensions and clearances per standard design guidelines.
7. Ensure ADA-compliant spectator viewing area if seating is provided.
8. Ensure a sufficient number of ADA-accessible stalls and Van parking with required signage.
9. Provide an updated photometric plan if lighting is included.
10. Submit stormwater management calculations for impervious surface increase.
11. Provide a traffic and parking study. Demonstrate that there is adequate on-site parking for athletic activities. The study should include, but not be limited to the following:
 - Improvements to the Frederick St. intersection may be required.
 - Impact of school events planned concurrently with peak events at the athletic facility.
 - Information on major events currently held at St. Viator, including impacts on surrounding neighborhood on-street parking.
 - All current traffic and parking trends that would impact the project.
 - Any proposed off-site parking arrangements and agreements.
12. Provide a photometric lighting diagram showing lighting intensities. The lighting must be shielded to eliminate glare to adjacent properties.
13. Stormwater detention is required meeting Village and MWRDGC requirements.
14. If the disturbed area exceeds 1 acre, a National Pollutant Discharge Elimination System (NPDES) permit is required for discharge of storm water. Prepare a Storm Water Pollution Prevention Plan (SWPPP).
15. Water and sanitary sewer will need to be extended to service the

concessions and bathrooms.

16. Provide information on where ambulances will stage during events
17. If an emergency access road is required to access the ball fields or concessions:
 - a. The access road shall have a heavy-duty pavement section.
 - b. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle
18. Parking and Traffic Management Plan for event days should be provided and reviewed to minimize neighborhood disruption.
19. Where will buses from other teams' park?
20. How will access to the site be controlled?
21. Landscape Plan meeting all Code requirements shall be submitted.
22. A PUD (Planned Unit Development) will be required to accommodate the required variations from Code.
23. Additional details regarding the scoreboard shall be provided.
24. Landscape islands will be required in the parking lot.
25. Information regarding size and height of the grandstands will need to be provided.
26. Height of any light poles shall be provided.
27. Information on fence design and height shall be provided
28. Information on any signage being proposed
29. Design Commission review of the building and grandstands will be required.
30. Traffic and Parking study will be required.
31. Anticipated schedule of events. (Days and times)
32. Any information regarding how noise will be mitigated shall be provided.

ATTACHMENTS:

1. CPRC Staff Report - 1213 Oakton St.- Saint Viator
2. Saint Viator HS - Project Narrative
3. Saint Viator HS On-Campus Athletic Fields Images



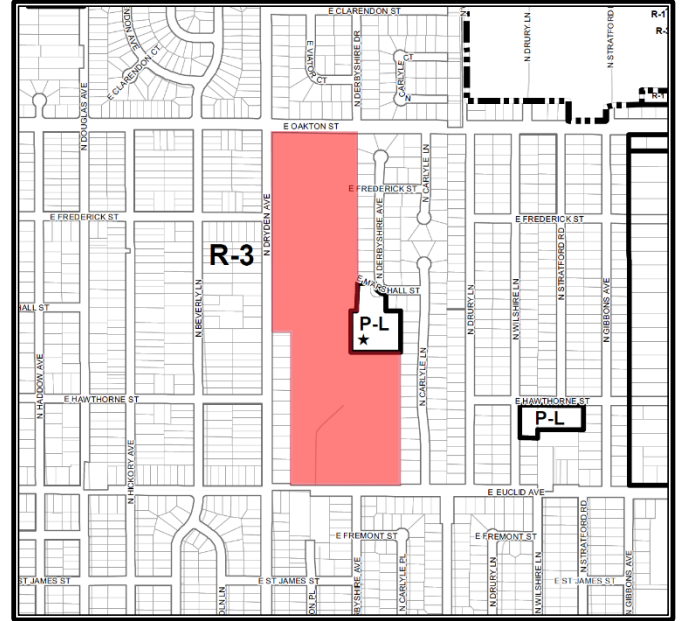
VILLAGE OF ARLINGTON HEIGHTS **STAFF DEVELOPMENT** **COMMITTEE REPORT**

Temp File Number: T1884
Project Title: Saint Viator
Address: 1213 E. Oakton St.
PIN: 03-21-210-006

To: Conceptual Plan Review Committee
Prepared By: Rachel Hitzemann, Development Planner
Meeting Date: September 24, 2025
Date Prepared: September 11, 2025

Petitioner Michael D. Sauer
 ARCON Associates, Inc.
 on behalf of Saint Viator High School
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	Zoning	Existing Land Use	Comprehensive Plan
North	R-3, One Family Dwelling	Single Family Detached Homes	Single Family Detached
South	R-3, One Family Dwelling	Single Family Detached Homes	Single Family Detached
East	R-3, One Family Dwelling	Single Family Detached Homes/Park	Single Family Detached
West	R-3, One Family Dwelling	Single Family Detached Homes	Single Family Detached

Requested Action:

1. Planned Unit Development Amendment for a football stadium and other athletic fields.

Variations Required:

1. Several variations will be required. These will be determined at time of full submittal.

Project Background:

The subject property is approximately 39 acres in size and occupied by Saint Viator high School on the northern half of the property (approximately 20 acres) and the Clerics of Saint Viator on the southern half (approximately 19 acres). The property is 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 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. The existing high school campus is served 442 parking stalls. Saint Viator received a Special Use to operate a Private School within the R-3 District. Amendments have been approved over the years as the school has expanded.

Saint Viator High School is proposing substantial changes 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:

- Turf Competition Field
- Turf Practice Fields
- 8 Tennis Courts
- Shot Put
- High Jump
- Discus
- Concessions Toilets
- Outdoor Storage
- Home Bleachers
- Visitor Bleachers
- Addition To Parking Lot

As noted in the Petitioners narrative, they also intend to develop an off-site location for a baseball/softball complex. Those improvements include;

- 3 ball fields
- batting cages
- bullpen
- concessions/ bathrooms
- parking lot

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. 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. Finally, in 2022 Saint Viator proposed plans to demolish and reconfigure their existing fields on the south end of their property. That proposal came before CPRC, but Saint Viator did not move forward with a Plan Commission Application.

Previous work to the site was incorporated per Special Use Amendments. However, 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). While the concessions/ restroom building and home

stands are accessory uses, due to their size they are considered additional principal buildings. Additionally, since this project will include a number of variations, the appropriate avenue forward is to create a PUD for the site.

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. 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.**

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 site improvements, projected 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. 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.

Neighborhood Meeting

The SDC requires the petitioner to hold at least one neighborhood meeting prior to submitting for Plan Commission.

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. This includes the grandstand and press box, concession stand, bleachers, fencing and athletic field walls, scoreboards, and track and field elements. Height, size, and locational variations may be required for these elements, which will be evaluated once detailed plans have been submitted. A Design Commission application will be required for concessions/restroom and grandstand/press box structures.

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 and tennis lighting on the neighboring properties. If approved, the 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 may require the following variation:

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

The 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.

Any proposed safety netting/ fence may require the following variation:

- ***Chapter 28, Section 6.13-3b and 6.13-3c, to allow 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/ fencing, 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.

Baseball/ Softball Fields

Per the petitioner's narrative, the current on-site baseball and softball fields will be relocated to a different off-site location. Since the projects/ timing are connected, staff strongly suggests that both applications be submitted for Plan Commission at the same time.

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, 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.

Parking for the school is currently accommodated 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. Saint Viator school enrollment draws from a larger geographic area, resulting in increased student driving to the facility during school hours and after school events and activities, which must be analyzed and accounted for within the traffic and parking study.

Information should be provided on traffic and parking demand (both onsite and the surrounding on-street parking) for any potential concurrent events scheduled during operation of the athletic field events, or other major events that can demonstrate the potential parking demand and parking utilization both onsite and in the surrounding neighborhood. The petitioner shall provide a detailed parking plan for how to accommodate the proposed parking demand 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. Based on the anticipated parking impact during max capacity games, Saint Viator should consider providing 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.

It should be noted that Village code calculates the parking requirement as based upon the usage of the 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 order to understand the traffic impacts, Saint Viator will need to provide a detailed schedule of usage the athletic facilities, including days and times of usage, capacity of each field and stands, as well as a parking and traffic demand analysis. Saint 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 parking requirement can be updated and the parking demand 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 proposed Planned Unit Development and Variations to permit a football stadium and other athletic fields, and is generally supportive of the application subject to resolution of the following:

1. Any variation requests, including the Land Use Variation, must be identified and written justification provided based on the criteria for approval.
 - **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 28.**
 - **The variance requested is the minimum variance necessary to allow reasonable use of the property.**
2. Petitioner will need to provide a project phasing plan and construction phasing plan as part of the full Plan Commission submittal.
3. Verify compliance with stormwater management requirements (drainage, detention).
4. Ensure field lighting (if applicable) meets glare and spillover standards.
5. Provide accessible route from parking and site pathways to fields (ADA).
6. Provide dimensions and clearances per standard design guidelines.
7. Ensure ADA-compliant spectator viewing area if seating is provided.
8. Ensure sufficient number of ADA-accessible stalls and Van parking with required signage.
9. Provide updated photometric plan if lighting is included.
10. Submit stormwater management calculations for impervious surface increase.
11. Provide a traffic and parking study. Demonstrate that there is adequate on-site parking for athletic activities. The study should include, but not be limited to the following:
 - Improvements to the Frederick St. intersection may be required.
 - Impact of school events planned concurrently with peak events at the athletic facility.
 - Information on major events currently held at St. Viator, including impacts on surrounding neighborhood on-street parking.
 - All current traffic and parking trends that would impact the project.
 - Any proposed off-site parking arrangements and agreements.
12. Provide a photometric lighting diagram showing lighting intensities. The lighting must be shielded to eliminate glare to adjacent properties.
13. Stormwater detention is required meeting Village and MWRDGC requirements.
14. If the disturbed area exceeds 1 acre, a National Pollutant Discharge Elimination System (NPDES) permit is required for discharge of storm water. Prepare a Storm Water Pollution Prevention Plan (SWPPP).
15. Water and sanitary sewer will need to be extended to service the concessions and bathrooms.
16. Provide information on where ambulances will stage during events
17. If an emergency access road is required to access the ball fields or concessions:

- a. The access road shall have a heavy-duty pavement section.
 - b. Provide an exhibit to engineering scale showing the turning path of the Fire Department's responding vehicle
- 18. Parking and Traffic Management Plan for event days should be provided and reviewed to minimize neighborhood disruption.
 - 19. Where will buses from other team's park?
 - 20. How will access to the site be controlled?
 - 21. Landscape Plan meeting all Code requirements shall be submitted.
 - 22. A PUD (Planned Unit Development) will be required to accommodate the required variations from Code.
 - 23. Additional details regarding the scoreboard shall be provided.
 - 24. Landscape islands will be required in the parking lot.
 - 25. Information regarding size and height of the grandstands will need to be provided.
 - 26. Height of any light poles shall be provided.
 - 27. Information on fence design and height shall be provided
 - 28. Information on any signage being proposed
 - 29. Design Commission review of the building and grandstands will be required.
 - 30. Traffic and Parking study will be required.
 - 31. Anticipated schedule of events. (Days and times)
 - 32. Any information regarding how noise will be mitigated shall be provided.

_____ September 11, 2025
Michael Lysicatos, Assistant Director of Planning and Community Development

Cc: Randy Recklaus, Village Manager
All Department Heads
Temp File 1884



September 8, 2025

Ms. Rachel Hitzemann, AICP
Development Planner II
Department of Planning and Community Development
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

RE: SAINT VIATOR HIGH SCHOOL'S PRELIMINARY CONCEPTUAL PLANS FOR POTENTIAL IMPROVEMENTS

Dear Rachel:

On behalf of the Clerics of Saint Viator and Saint Viator High School, we would like to submit and provide this Project Narrative and Conceptual Design Images for the proposed improvements to the Saint Viator athletic facilities located on the existing property. We respectfully request to be added to the September 24, 2025, agenda of the Concept Plan Review Committee.

Saint Viator High School has served the Arlington Heights community for over 60 years and serves as a college-preparatory community of learning, called to provide religious formation and an academic program of excellence to young men and women.

With the wide range of athletic programs offered at Saint Viator, teams currently compete for limited space to practice and play. At present, students must travel to five (5) separate off-campus locations, in addition to using one on-campus site, creating logistical and safety concerns for students, staff, and the surrounding community. The goal of the proposed project is to consolidate these six sites into two, one on-campus and one off-campus. This reduction will minimize travel times, ease traffic, eliminate the use of suboptimal facilities, and most importantly, enhance student safety.

Saint Viator High School currently operates as an educational institution in an R-3 District under a special use permit approved by the Village of Arlington Heights. The improvements described below and illustrated on the accompanying conceptual drawings are consistent with the operation of a school under the existing permit as amended or a new special use permit.

Project Narrative:

The Clerics of Saint Viator and Saint Viator High School wish to renovate their current property to bring as many athletic programs 'home' as possible. This will be in line with what other high schools in the area have for their student fitness and athletic teams' use.

Currently on-campus there are baseball and softball fields, including dugouts, batting cages, a storage building, and a number of natural grass fields. The renovation work is designed to remove the existing fields and structures and create new baseball and softball fields at another location off site.

The renovated site will include turf fields for football, soccer, and lacrosse, surrounded by a running track and associated field events with bleachers along the sidelines. In the northeast corner, the plan includes eight fenced-in tennis courts, along with an entrance gate, concession, and restrooms building.

SAINT VIATOR HIGH SCHOOL'S PRELIMINARY CONCEPTUAL PLANS FOR POTENTIAL IMPROVEMENTS
AND PROJECT NARRATIVE
PAGE 2

Timeline:

Subject to the approval from the Village, we expect to complete design and construction by the summer of 2027.

After the CPRC's review and comment, we will further develop the concept plans including the completion of a traffic study and additionally we will host a meeting with our neighbors prior to a formal application to the Plan Commission.

Please contact us if you have any questions.

Thank you again for your support and the opportunity to work with the Village of Arlington Heights.

Sincerely,

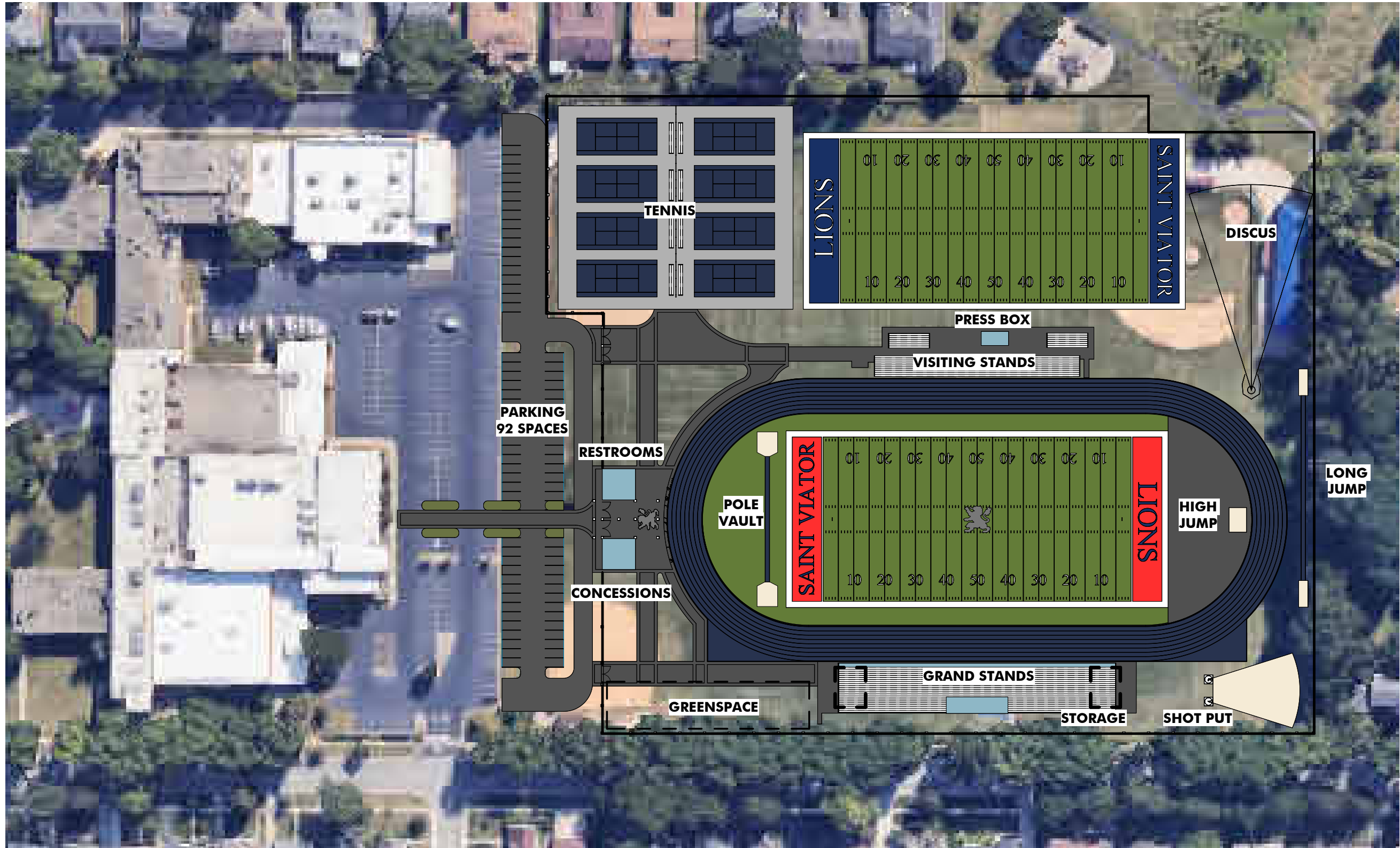
ARCON Associates, Inc.



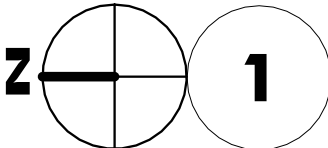
Michael D. Sauer, AIA
Senior Associate / Senior Architect

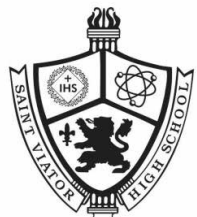
CC: Fr. Mark Francis, CSV
Ryan Aiello, President, SVHS
Sandy Steveson, Steveson Advisory Services
George Demarakis, Principal, ARCON

MDS/rc



- KEY FEATURES**
- **COMPETITION AND PRACTICE:**
 - FOOTBALL
 - SOCCER
 - LACROSSE
 - RUNNING
 - TRACK & FIELD
 - TENNIS (8 COURTS)
 - CONCESSIONS
 - TOILETS
 - OUTDOOR STORAGE
 - HOME BLEACHERS
 - VISITOR BLEACHERS
 - ADDITIONAL PARKING


ST. VIATOR SITE PLAN
 1" = 100'-0"



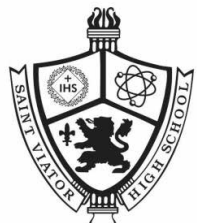


St. Viator

On Campus Athletic Fields
Project No. 22137

OPTION 1 St. VIATOR SITE RENDER

2
08/28/25





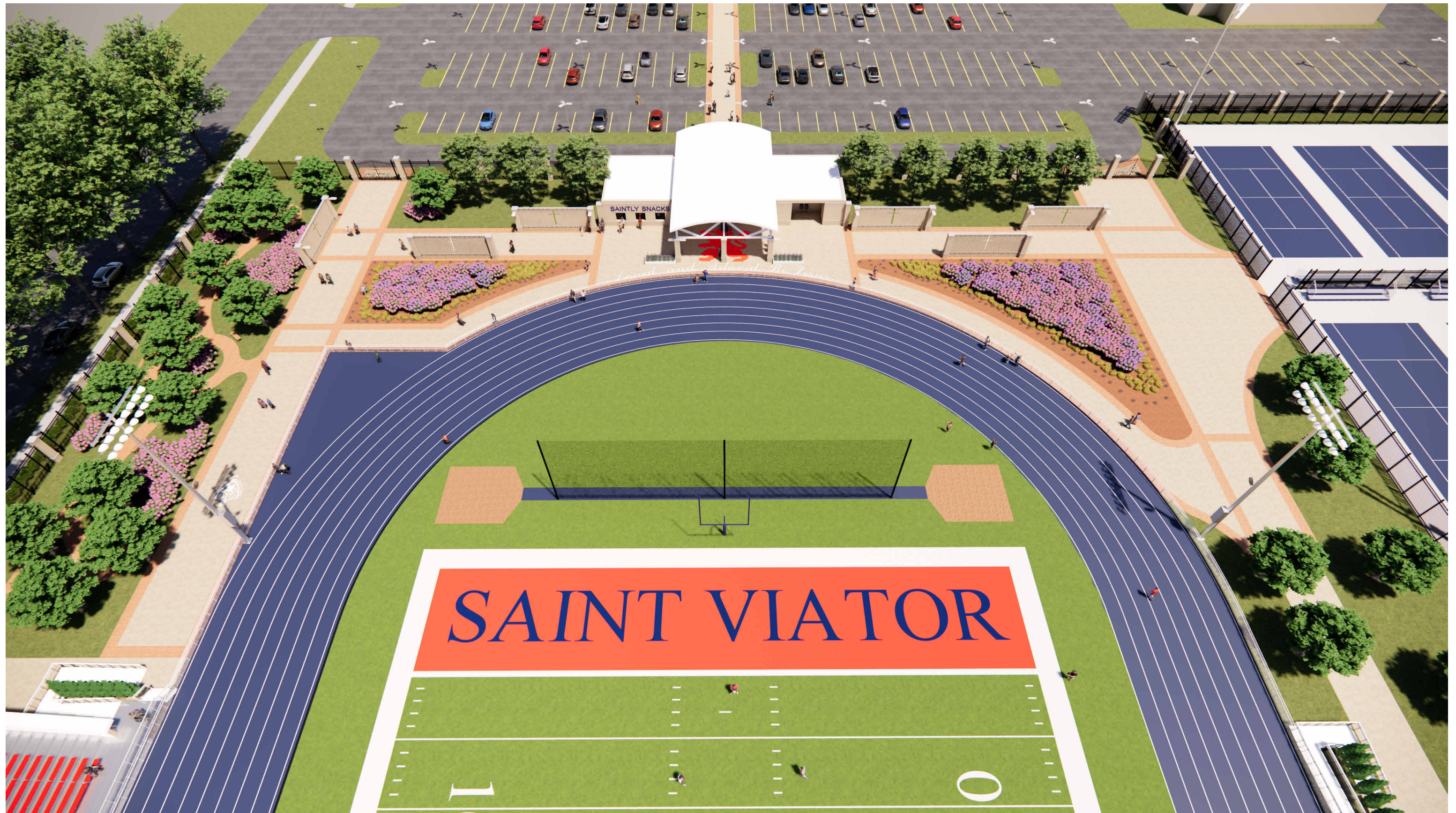
St. Viator

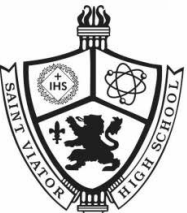
On Campus Athletic Fields
Project No. 22137

OPTION 1 St. VIATOR SITE RENDER

3
08/28/25









St. Viator

On Campus Athletic Fields
Project No. 22137

OPTION 1 St. VIATOR SITE RENDER

6
08/28/25

