



AGENDA
CONCEPTUAL PLAN REVIEW COMMITTEE
Community Room, 3rd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
October 22, 2025
6:00 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. Minutes - 9/24/25
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. 81 W. Golf Rd. - Bish House - T1894
Special Use Permit to allow an Amusement Facility, Large in the B-2 District
- 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 24, 2025 AT 6:30 P.M.

MEMBERS PRESENT:

Bruce Green, Chairman
Jay Cherwin
Kristen Schurtz
John Sigalos

MEMBERS ABSENT:

STAFF PRESENT: Emily Rodman, Michael Lysicatos, and Rachel Hitzemann

ALSO PRESENT: Fr. Mark Francis, Ryan Aiello, George Demarakis & Sandy Stevenson

Call to Order

Chairman Green called the meeting to order at 6:30 p.m.

Approval of Minutes

The meeting minutes of September 10, 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

T1884 – Saint Viator, 1213 E. Oakton Street

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 is 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 by 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

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- 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

Fr. Francis gave a little history around St. Viator and explained how they are looking to develop the land behind the high school.

Mr. Aiello gave an overview of how currently the sports program at St Viator uses five different sites off campus, for both practice and competition. It is a student safety issue having students offsite. We are aware of the community's concern with field access cutting through yards to get to the facilities, and we are aware of the desire to have a clear path to the park, and baseballs in back yards damaging property.

For the safety of the students, having them in the backyard of the school would be ideal. St. Viator has completed a traffic study, and they are currently conducting a second traffic study. Safety is our priority, with the complex being fenced and access controlled.

They believe the success of this project is to work with the Village and the community to do this the right way.

Mr. Lysicatos gave an overview to the audience on how the Conceptual Plan Review Committee works, after tonight it then proceeds the Plan Commission. Tonight, no decisions are made, simply a recommendation to proceed or not to proceed. This commission can make recommendations to the petitioner for their Plan Commission application.

Ms. Hitzemann reviewed the staff report, Saint Viator received a special use permit to operate as a private school within the R-3 district and amendments have been approved over the years as the school has expanded the current proposal is to create a PUD with multiple variances to make changes to the athletic fields located to the south of the school building.

All of the existing athletic fields would be demolished along with approximately 3000 square foot storage building, and the area would be reconfigured to include the amenities listed the staff report. Previous work to the site was incorporated for special use amendments, however, Section 9.2 of the zoning ordinance requires any development on the zoning lot with more than one principal building to be approved as a planned unit development or a PUD. While the concessions and restroom building and homestands are accessory uses due to their size they are considered additional principal buildings. Additionally, since this project will include a number of variances staff felt the appropriate avenue forward is to create a PUD for the site. For each variation required, written justification outlining compliance to each of the four hardship criteria will need to be provided. As part of any Planning Commission application the petitioner will need to provide details on the project phasing and timeline, proposed site improvements, projected usage of each athletic field and athletic building. The petitioner must clearly outline each athletic field, how each athletic field will be used for both games and practices; including the days, times, usage of lighting, loud speakers, and expected attendance at each event. Details must be provided on any overlapping and concurrent events that may occur within the school building. The staff development committee has significant

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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.

The SDC requires the petitioner to hold at least one neighborhood meeting prior to submitting for Plan Commission, and a design Commission application will also be required for the concessions, restroom, and grandstand/press box structures. The proposed athletic 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 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, distribution, drop off and pickup operations, parking both on site, on street, off site, bus parking, and impacts to public streets. Data/surveys on peak parking demand during games at the existing Forest View location should be provided as part of this application. The SDC reviewed the proposed planned unit development and variations, and is generally supportive of the application subject to the resolution of staff comments that were listed in the report.

Commissioner Cherwin inquired about the parking and how the petitioner views this to work for the complex. Concerns of a peak load situation. Also, asked about the frequency of the use of the field.

Mr. Demarakis is an architect, and shared that they had a survey done two years ago, along with neighboring public high schools. Currently, the same group is surveying to compare to two years ago to now. More information to come about circulation and solutions for large crowds. Lighting technology has advanced and will not spill into the neighborhood. Scheduling of different team practice schedules continues to be a work in progress to get it right.

Commissioner Green how many big games a season do you anticipate on a Saturday? Will you be renting your facility?

Mr. Demarakis with football being the biggest event, we would anticipate 6 to 10 of these events a season. No plans at this time to rent, but would hope for the community to use the facility.

Commissioner Sigalos is concerned about large crowds and football games and being respectful to the tax paying neighbors with regards to the noise, traffic, and lights. Would you consider playing Saturday afternoon without lights?

Mr. Demarakis commented that we do want to be thoughtful, and in developing the plans further, we want to be able to bring to the table a good working plan so that all, neighbors and commissioners, are in agreement.

Commissioner Sigalos with St. Viator owning 39 acres, can the stadium be moved further south, away from the neighbors? You should consider this as part of the property so the kids do not have to travel.

Mr. Demarakis not at this time. There are two sides of the property, the school and the clerics. Our focus is on the school side at this time.

Mr. Stevenson is an architect that has been advising the school. The Provincial Center is on the southern property and has been there since 1952 and it is not going anywhere. There are neighbors on all three sides of the Provincial Center. Building a football field with bleachers and more traffic will not be considered in this quite landscaped area.

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Mr. Demarakis when we look at safety and security, and being able to supervise true students, elongating the plan and stretching it further away is going to pull more parking. This would be harder to supervise the students. We continue to play with all kinds of scenarios to best fit the big picture. We are working very hard to get it right and hope that we are closer to standing before you with a complete plan.

Commissioner Schurtz main concern is for the neighbors. How many currently attend a game at Forest View? Robbie Gould draws people.

Mr. Demarakis 1500. As we continue the design process, we have many factors to put together and the focus remains on safety.

Commissioner Green recalls the last plans two years ago, and so the problem that needs to be solved is the traffic and the parking. This report does not have any numbers in this report you are presenting. In the next step of this process that is going to be very important.

Mr. Demarakis agreed, our traffic consultant will get us that information. We too want to get it right. Off-site parking and busing to the game are a solution that works well and can happen here.

Commissioner Cherwin acknowledged that St. Viator's is very important to the community. This expansion would help with the viability of the school.

Mr. Aiello shared that enrollment is down to 773 students from 1000, but is not in jeopardy. This piece of campus without these athletic facilities is what is missing. 80% of our students are athletes.

Commissioner Green made the suggestion for public comment to be held to 30/40 seconds and/or take a poll around the room whether you want this yes or no.

Mr. Lysicatos commented that public comment can be emailed to staff, and the Plan Commission meeting also has a Public Comment section where you can express your comments.

Commissioner Green took a poll of raised hands, in a full room of people, two people are in favor of the project, and the rest of the room is no.

PUBLIC COMMENT

Ms. Thompson resident of almost 20 years, live across the street from the school not a sports complex. She inquired about the cleric's land from a priest, and he claims that is not available, that is his retirement home. Concern of who will be renting the field, the extra added travel teams who will be using the field early morning through late at night when lights are installed. She claims that St Viator students come from 52 other school districts, not Arlington Heights residents. Does St. Viator pay taxes on these rentals? It is a public walkway between the Clerics and St. Viator High School.

Ms. Mehta called attention to the commissioners to ask the question next time of how many cars are parked on Oakton, Monday through Friday 9 am to 3 pm. That is a safety concern, with the way St. Viator kids drive. Lives on Drury Lane ¼ mile from St. Viator. Chose Arlington Heights, because of the neighborhood and the amenities it provides. The noise, traffic and safety issues are going to become an everyday occurrence if this goes through. How many of the 773 students live within 2 miles of the school. Not in support of this plan.

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Ms. Stripe resident on Fredrick Street. St. Viator parking lot ends at Fredrick St. Students use Fredrick St, police ticket cars, but police have stopped helping due to lack of staff. Not in favor of the project.

Unknown male lives on Brighton, wants the safety of children enhanced. Believes that it is a shame that St. Viators has turned from an academic facility to an athletic facility.

Mr. Roller lives behind the baseball field, well aware of the issues. Variations have been suggested in this plan, one that is missing is the sound system and the second is drainage. St Viator is higher than my property, when it rains currently, I have water draining into my yard, when you build in this southern portion of the property, I am going to have a lake in my yard.

Mr. Smith the current football field is about 3-4 feet above my land, very concerned how they are containing the rain fall. Two sump pumps are needed currently.

Mr. James currently struggling with the traffic and the safety for those driving and the amount of liter that comes from these students.

Mr. Tequila lives across the street on Dryden. Need to do more about the traffic. Speeding is an issue at 40-50 mph. Need to do better.

Adjournment

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

The meeting adjourned at 7:37 p.m.

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



10/22/2025

Item: 81 W. Golf Rd. - Bish House - T1894
Special Use Permit to allow an Amusement Facility, Large in
the B-2 District

Department: Planning & Community Development

Item Description:

Requested Action

Special Use Permit for an Amusement Facility, Large in the B-2 General
Business District

Variations Required

1. None identified at this time.
2. Additional variations may be required upon review of a full Plan
Commission submittal.

Recommendation

The Staff Development Committee (SDC) reviewed the proposed Special Use
Permit for an amusement facility, large within the B-2 General Business
District and is generally supportive of the application subject to resolution of
the following:

1. Written justification shall be provided based on the criteria for
approval for Special Use Permits:
 - **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 made a part of the authorization granted
by the Village Board of Trustees.**
2. The petitioner shall provide a detailed operations plan that includes
business operations, business hours, and estimated number of
employees.
3. A Design Commission application will be required for any exterior
façade improvements and for any signage that exceeds the code

requirements of the Village of Arlington Heights Municipal Code, Chapter 30.

4. An automatic sprinkler system is required with a change in occupancy.
5. A Fire / Life Safety Plan shall be provided that demonstrates compliance with Village requirements.
6. 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:

1. Staff Report
2. Aerial



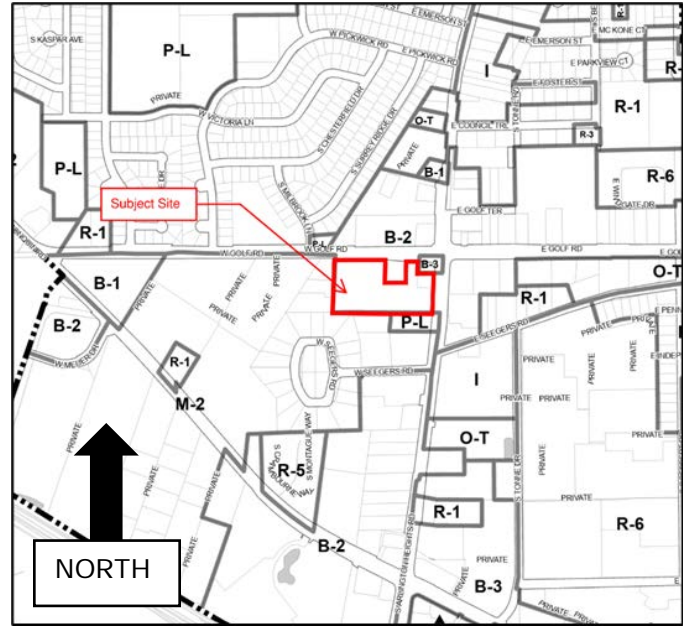
**VILLAGE OF ARLINGTON HEIGHTS
STAFF DEVELOPMENT
COMMITTEE REPORT**

Temp File Number: T1894
Project Title: Bish House
Address: 81 W. Golf Rd
PINs: 08-16-200-113-0000

To: Conceptual Plan Review Committee
Prepared By: Dan Osoba, Planner I
Meeting Date: October 22, 2025
Date Prepared: October 16, 2025

Petitioner: Bhan Al Aosity
Address: AB Architecture
 838 Camden Lane
 Northfield, IL 60093

Existing Zoning: B-2 General Business District
Comprehensive Plan: Commercial



SURROUNDING LAND USES

Direction	Zoning	Existing Land Use	Comprehensive Plan
North	B-2 General Business District; B-3 General Service, Wholesale and Motor Vehicle District	Arlington Square Shopping Center	Commercial
South	M-2 Limited Heavy Manufacturing District; Public Lands District	Warehouse/Industrial; Arlington Heights Water Tower Station	R&D, Mfg, Warehouse; Government
East	B-2 General Business District	Walgreens	Commercial
West	M-2 Limited Heavy Manufacturing District	Self-Storage	Commercial

Requested Action:
 1. Special Use Permit for an Amusement Facility, Large in the B-2 General Business District.

Variations Required:

- None identified at this time.
- Additional variations may be required upon review of a full Plan Commission submittal.

Project Background:

The petitioner proposes to renovate a vacant 6,892 square-foot tenant space within the Arlington Towne Center shopping center at 81 W. Golf Road. The property is currently improved with three buildings that have a combined floor area of 88,665 square-feet and is situated on 6.67 acres of land. The shopping center is at the southwest corner of S. Arlington Heights Road and W. Golf Road. The site has two restricted right-in, right-out accesses on W. Golf Road, one full movement access on W. Golf Road, and one restricted right-in, right-out access on S. Arlington Heights Road.

The petitioner proposes an amusement facility land use which will include computer video gaming stations and billiards tables. A commercial kitchen is not proposed as part of the interior renovation. However, pre-packaged snacks and non-alcoholic beverages available will be for sale on the premises. The petitioner shall provide information on the proposed business hours and estimated number of staff with a formal Plan Commission application.

Zoning and Comprehensive Plan

The property is currently zoned B-2 General Business District. An amusement facility greater than 5,000 square-feet in area requires approval of a Special Use Permit in order to operate within the B-2 District. Amusement facilities are defined in the Zoning Code as a commercial facility that provides indoor activities for kids or adults including video arcades, games or other recreational type amusements such as play equipment, trampolines, laser tag, etc. The petitioner shall provide a letter that demonstrates compliance with the three criteria for approval for Special Use Permits listed 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 made a part of the authorization granted by the Village Board of Trustees.**

The Comprehensive Plan designates the property as appropriate for Commercial land uses. The proposed Special Use Permit may be consistent with the commercial designation of the Comprehensive Plan upon the satisfactory demonstration that the use is deemed necessary for public convenience at this location and that the use will not be detrimental to the health, safety, morals, or general welfare of residents or employees in the area. This will be evaluated with a formal Plan Commission application based upon the petitioner's written justification for the special use permit criteria above.

Building Improvements

The Petitioner shall provide a detailed and fully-dimensioned demolition plans, floor plans, reflected ceiling plans, life safety plans, and other specific floor plans as required by the Staff Development Committee (SDC) as part of the formal Plan Commission application. A change in occupancy requires an automatic sprinkler system throughout the building. If the building has the automatic sprinkler system, the location of each sprinkler head shall be shown on the reflected ceiling plans. The Petitioner is encouraged to discuss the occupancies, accessibility requirements, and permit review requirements with the Building & Life Safety Department prior to formal submittal. Additionally, if any exterior lighting is proposed, a photometric plan will be required. A Design Commission application is not required as the petitioner is proposing no façade modifications. Building signage will be reviewed under a separate permit.

Site Improvements & Landscaping

The petitioner is proposing no exterior site modifications within the shopping center or adjacent to the tenant space.

Parking and Traffic:

Pursuant to Ordinance 23-059, the shopping center received a parking variance which allows a parking deficit on the property which shall not exceed 78 spaces. The current parking requirements for the proposal are shown in the table below:

Space	Tenant	Square Area	Seating Area	Parking Ratio		Required Parking
1910	Strings Attached	1,350		1	300	5
1988	Hanshin Pocha	1,281	660	1	45	15
	PNC Bank	3,217		1	300	11
15	Tous les Jours Bakery	2,442	439	1	45	10
	Tous les Jours Patio	135	135	1	45	3
17	Davita Dialysis	9,578		1	200	48
31-35	CosmoProf	2,930		1	300	10
37	VACANT	1,200		1	300	4
39	1 Fair Price Tobacco	1,400		1	300	5
43	Bobadod	1,400	221	1	45	5
45	Kaido Sushi	1,400	531	1	45	12
47	Simply Nails	1,400		1	250	6
53	Fast Food Anime (retail store)	2,550		1	300	9
55	VACANT	2,550		1	300	9
59	Jet's Pizza	1,800		1	300	6
61	VACANT	1,800		1	300	6
63	Skyview Arlington LLC/Jokbal Night Market (Restaurant)	2,700	1,717	1	45	38
65	Asian Bistro	2,700	1,350	1	45	30
61-71	Pet Supplies Plus	6,980		1	300	23
75	O'Reilly Auto Parts	14,853		1	300	50
81	Bish House (Amusement Facility, Large)	5,570		1	300	23
83	Bank of Hope	4,705		1	300	16
89	Dollar Tree	12,840		1	300	43
Total Required		86,781				378
Total Provided						308
Surplus / (Deficit)						(75)

As proposed, the land use will not require an additional parking variance as it is within the limits of the previously approved parking variation.

RECOMMENDATION

The Staff Development Committee (SDC) reviewed the proposed amendment to the University Subdivision Planned Unit Development and Land Use Variation to permit a Bakery Products, Production & Wholesale land use within the M-1 Research, Development and Light Manufacturing District, and is generally supportive of the application subject to resolution of the following:

1. Written justification shall be provided based on the criteria for approval for Special Use Permits:
 - **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 made a part of the authorization granted by the Village Board of Trustees.**
2. The petitioner shall provide a detailed operations plan that includes business operations, business hours, and estimated number of employees.
 3. A Design Commission application will be required for any exterior façade improvements and for any signage that exceeds the code requirements of the Village of Arlington Heights Municipal Code, Chapter 30.
 4. An automatic sprinkler system is required with a change in occupancy.
 5. A Fire / Life Safety Plan shall be provided that demonstrates compliance with Village requirements.
 6. 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.

