



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).

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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