
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 < >
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

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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