

**VILLAGE OF WILMETTE
ZONING BOARD OF APPEALS
Application for Public Hearing**

1. PETITIONER AND OWNER INFORMATION

Petitioner's Name: Loyola Academy

Property Address: 1100 Laramie Avenue, Wilmette, IL 60091

Mailing Address (if different): _____

Daytime Phone: 847-256-1100

Email: tbrennan@loy.org



Petitioner's Signature

February 29, 2016
Date

Are you the legal owner of the property? YES NO

If not, state the owner's name, address and phone number and submit his/her signature here or in a letter of authorization.

Owner's Name: _____

Owner's Address: _____

Owner's Daytime Phone: _____

Owner's Email: _____

Owner's Signature

Date

Letter of Authorization Attached

2. PROPERTY DESCRIPTION

Legal Description of the property (if different than what is on the Plat of Survey): See attached Plats of Survey.

Present Use: Institutional Property.



3. DESCRIPTION OF REQUEST

Application for: Variation Special Use

Briefly describe the request: Petitioner requests that the Zoning Board of Appeals recommend for approval their request for a Special Use for parking lots not located on the same lot as the use served by the parking lots to permit the construction of two (2) parking lots in a conforming locations on the Subject Property.

- Please attach a separate letter addressed to the Zoning Board of Appeals stating how this request conforms to the standards of review for a variation and/or a special use as set forth in the Village of Wilmette Zoning Ordinance.

4. CHECKLIST OF COMPLETE SUBMITTALS

Please check off those attachments being submitted with this application. *Please note: applications are scheduled in order of filing date, with complete applications being scheduled first.*

Required Submittals

- Filing Fee (see the current fee schedule)
- Evidence of Ownership
- Plans
 - Site Plan, showing lot dimensions, existing and proposed structures, existing and proposed setbacks, distances to structures on adjoining lots, and a north arrow.
 - Floor plans to accurate scale with all dimensions indicated.
 - Elevations drawn to accurate scale with all dimensions indicated.
- Plat of Survey
- Floor Area Worksheets (if applicable; consult Village staff if unsure)
- Letter to the Zoning Board of Appeals, containing Standards of Review
- Traffic Study (if applicable; consult Village staff if unsure)

**All correspondence should be addressed to:
Community Development Department
Village of Wilmette
1200 Wilmette Avenue
Wilmette, IL 60091**



A. P. SURVEYING COMPANY, PC.
LICENSE No. 154-003309

2121 PARKVIEW COURT
WELMETH, ILLINOIS 60091
PHONE: 847.853.9264
FAX: 847.853.9351
E-mail: apsurveying@yahoo.com

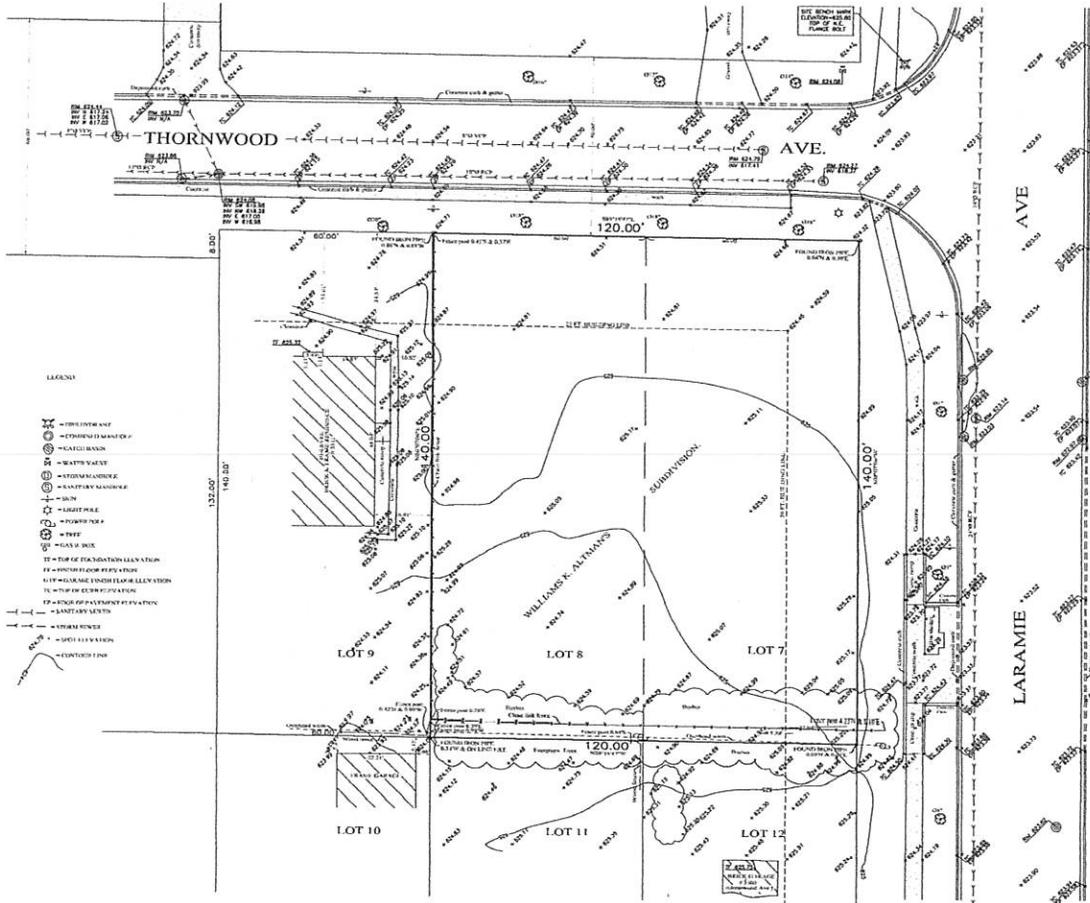
PROFESSIONAL DESIGN FIRM-LAND SURVEYING CORPORATION

PLAT OF TOPOGRAPHY

OF

LOTS 7 AND 8 IN BLOCK 14, 1ST TRACT'S SUBDIVISION OF THE EAST 1/2 ACRES OF THE SOUTH 1/2 SECTION 35, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COMMONLY KNOWN AS 110 LARAMIE AVENUE AND 1311 THORNWOOD AVENUE, WELMETH, ILLINOIS
TOTAL NET AREA: 4,680.92 FT² = 0.10 ACRES



UNLESS OTHERWISE NOTED HEREON THE BEARING BASIS, ELEVATION DATUM AND COORDINATE DATUM IF USED IS ASSUMED. I HAVE MADE NO INDEPENDENT SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, OWNERSHIP OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE AS PART OF THIS SURVEY, BUT HAVE RELIED UPON THE INFORMATION SUPPLIED TO ME BY THE OWNER'S REPRESENTATIVE. I ALSO STATE THAT A TITLE COMMITMENT WAS NOT FURNISHED FOR THIS SURVEY. DIMENSIONS ARE NOT TO BE ASSUMED BY SCALING.

Order no: 16-5890-2T
Scale: 1 inch = 16 feet
Date: JANUARY 23, 2016
Ordered by: S.P.L.S. ENGINEERING

THIS PROFESSIONAL SERVICE CONTRACT IS THE CURRENT REPLACEMENT CONTRACT FOR A PREVIOUS SERVICE CONTRACT. ALL WORK IS SUBJECT TO THE TERMS AND CONDITIONS OF THE PREVIOUS SERVICE CONTRACT. THE TERMS AND CONDITIONS OF THE PREVIOUS SERVICE CONTRACT ARE INCORPORATED BY REFERENCE INTO THIS CONTRACT. ALL POINTS BEFORE BUILDING BY SAME AND AFTER BY DIFFERENT DETERMINED.

State of Illinois
County of Cook

We, A.P. SURVEYING COMPANY, PC, do hereby certify that we have surveyed the above described property and that the true and correct location of the above described property is as shown on this map and plat.

PROF. H. LINDS SURVEYOR No. 1188
License Expires: November 30, 2016

**CANNING & CANNING LLC
1000 SKOKIE BOULEVARD, SUITE 355
WILMETTE, ILLINOIS 60091
(847) 853-7042 - FAX**

CHRISTOPHER S. CANNING
DIRECT DIAL NUMBER
(847) 853-7040
canningchris@comcast.net

February 29, 2016

VIA HAND DELIVERY

Zoning Board of Appeals
Village of Wilmette
c/o Lisa Roberts
Assistant Director of Community Development
Village of Wilmette
1200 Wilmette Avenue
Wilmette, IL 60091

Re: Application for Special Use - Loyola Academy.

Dear Chairman Duffy and Members of the Zoning Board of Appeals:

I am writing on behalf of Loyola Academy (hereinafter "Loyola") regarding Loyola's Special Use Application for a Special Use to construct two (2) at-grade parking lots at the northwest and southwest corners of the intersection of Thornwood Avenue and Laramie Avenue in Wilmette ("Subject Property"). Loyola requires a Special Use to construct these two lots since the lots are not located on the same property as the use served by the parking lots. Loyola is the owner of the Subject Property. As set forth more fully below, Loyola seeks to build these parking lots to address an existing deficit of parking spots at the school located on the east side of Laramie Avenue between Lake Avenue and Illinois Road. The addition of the two (2) parking lots will not result in the addition of any new students (as that number is capped by 93-O-36), nor will it result in Loyola selling any additional student parking passes. Although the Loyola campus was a permitted use when constructed in 1957, due to changes in the Wilmette Zoning Ordinance, Loyola must seek a Special Use to construct these lots. Therefore, for the reasons set forth below, Loyola respectfully requests that the Village of Wilmette grant its requested expansion of the existing Special Use.

I. Loyola Academy.

Loyola was founded in 1909 and its original campus was located on the present site of Dumbach Hall at Loyola University's Rogers Park campus. Loyola moved to its present location in Wilmette in 1957. At the time the school was built, it was a permitted use. Thereafter, the Village of Wilmette amended the Zoning Ordinance and Loyola's properties became a non-conforming use in this zoning district. Loyola acquired the majority of the Subject Property between 1959 and 1964. Loyola acquired additional lots on Illinois Road in 2006 and 2007. Since 1957, Loyola has sought three (3) expansions of its Special Use. In 1987, Loyola applied for and was granted a special use to add a total of 60 parking spaces in the northeastern corner of the main campus, adjacent to the Edens Expressway and Illinois Road (87-O-42). In 1993, Loyola applied for and was granted a special use to renovate and construct a new addition in connection with the school becoming a coeducational institution. As one of the conditions of the granting of the special use, Loyola's enrollment was capped at 2,000 students (93-O-36). In 2003, Loyola sought and was granted a Special Use to permit the construction of five tennis courts (04-O-06). Loyola has complied with all of the conditions that have been imposed on it as part of the granting of the Special Use applications. Today, Loyola is the second largest employer in the Village of Wilmette and approximately 800 alumni live in Wilmette.

II. The Subject Property.

The Subject Property is located within the R-1A Residential District. The Subject Property is located at the east side of Laramie Avenue, north and south of Thornwood Avenue. The north portion of the Subject Property has approximately 272 feet of frontage on Laramie Avenue, 317 feet of frontage on Illinois Road and 180 feet of frontage on Thornwood Avenue. The south portion of the Subject Property has approximately 140 feet of frontage on Laramie Avenue and 120 feet of frontage on Thornwood Avenue. There are no improvements on either parcel. The Subject Property has residential properties to the north, west and south of the parcels. To the east is located the school.

Loyola proposes to construct parking lots within the Subject Property. The north parcel is planned to have 122 parking stalls. The south parcel is planned to have 16 parking stalls. The north lot will have a screening berm on the west and south sides, a bio-swale and rain garden at the south east corner. The south parcel will have a screening berm on the west and south sides and two rain gardens, one on the northeast corner and one on the northwest corner. All plans related to the construction of the lots are submitted under separate cover.

III. Standards of Review.

Pursuant to the Village of Wilmette Zoning Ordinance, any application to establish a Special Use in the R-1A zoning district must present evidence at a public hearing to support each of the following conclusions:

- a. *The proposed use in the specific location will be consistent with the goals and policies of the Comprehensive Plan;*

Loyola has been located in Wilmette since 1957 and has owned the Subject Property since at least 1964. The 2000 Comprehensive Plan reflects that the majority of the Subject Property is an institutional use. The fact that the parking lots on Subject Property will be used by Loyola's faculty, staff and visitors is fully consistent with that institutional use.

b. The establishment, maintenance, or operation of the proposed use in the specific location will not be detrimental to or endanger the public health, safety and welfare;

Parking lots are permitted in the District pursuant to a Special Use. In fact, the unimproved parcels have served as parking for decades of football games and other schools events. The establishment of parking lots will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare. Loyola intends to work with neighborhood suggestions to install reasonable lighting and safety enhancements.

c. The proposed use in the specific location will not be injurious to the use or enjoyment of other property in the neighborhood for the purposes permitted in the district;

The granting of a Special Use permit to Loyola to establish parking lots on the Subject Property will not be injurious to the use and enjoyment of other property in the immediate vicinity, which are permitted by right in the district. Please refer to the proposed design elements within this submittal to review the enhancements. In particular, Loyola's plan will improve storm water drainage and detention within the Subject Property. Loyola will also install reasonable and code compliant buffering. Likewise, Loyola intends to work with neighborhood suggestions to plant reasonable, attractive and code-compliant landscaping.

d. The establishment of the special use in the specific location will not impede the normal and orderly development or improvement of surrounding properties for uses permitted in the zoning district;

Loyola has been located in Wilmette since 1957 and has owned the majority of the Subject Property since 1964. The establishment of parking lots on the Subject Property will not impede the normal and orderly development or improvement of other property in the immediate vicinity for use permitted by right in the district. The surrounding neighborhood is already fully developed. In several cases the neighborhood has experienced renovations and new construction in the last 15 years.

e. The proposed use in the specific location will not substantially diminish property values in the neighborhood;

As explained more fully in the appraisal report of George M. Baker, MAI, (submitted under separate cover) the proposed use will not substantially diminish property values in the neighborhood.

- f. Adequate utilities, road access, drainage and other necessary facilities already exist or will be provided to serve the proposed use;*

As set forth in the plans submitted by K-Plus Engineering, the proposed parking lots will meet all requirements of the Village of Wilmette and the Metropolitan Water Reclamation District as to storm water management. Moreover, as will be explained by K-Plus, the proposed storm water management for the proposed parking lots is an improvement over the existing conditions. Notable features of the plan include a bio swale on the north parcel and rain gardens on both the north and south parcels

- g. Adequate measure already exist or will be taken to provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets;*

The proposed north and south parking lots will be limited on school days to parking by Loyola faculty and staff. The lots will not be used by student parkers. In conformity with Loyola policies, Loyola faculty and staff members are expected to arrive at school before 7:30 a.m. and depart no earlier than 3:30 p.m. As explained more fully in the traffic analysis prepared by Kimley-Horn, both those times are outside of the peak congestion times in the neighborhood when students are traveling to Loyola and New Trier High School's Northfield campus. Loyola intends that the north parking lot will only be used by faculty and staff members who are residents of Chicago and therefore arrive at, and depart from, school via Laramie Road and the Edens Expressway. Loyola also intends to install "No Turn" signs to prevent turns from the lots onto westbound Thornwood Avenue.

- h. The proposed special use in the specific location will be consistent with the community character of the neighborhood of the parcel proposed for the special use;*

The proposed parking lots on the Subject Property are in keeping with the institutional nature of Subject Property and Loyola Academy as that use is identified in the Comprehensive Plan.

- i. Development of the proposed use will not substantially adversely affect a known archeological, historical, or cultural resource location on or off of the proposed site;*

The proposed expansion of the Special Use by the creation of the two parking lots will not substantially adversely affect a known archeological, historical or cultural resource on or off of the proposed site.

- j. The applicant has made adequate legal provision to guarantee the provision and development of any buffers, landscaping, public open space and other improvements associated with the proposed use;*

As set forth in the plans created by K-Plus Engineering, Loyola has made adequate legal provision to guarantee the provision and development of buffer and landscaping. The buffers and landscaping will be fully compliant. Moreover, as expressed during the February 10,

February 29, 2016

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2016, meeting with neighbors of Loyola, the school is willing to work with the neighbors to incorporate reasonable, appropriate and code-compliant landscaping and lighting suggestions that meet the Zoning Ordinance.

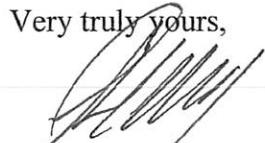
k. The proposed use will meet any and all additional use standards specified in Article 12 of the Zoning Ordinance for such a use;

Loyola intends that the installation and maintenance of the parking lots on the Subject Property will meet any and all additional use standards specified in Article 12 of the Zoning Ordinance for such a use that may be directed by the Village Board or Village staff.

Loyola looks forward to the opportunity to appear at the Public Hearing on April 6, 2016, at 7:30 p.m. and answer any questions you may have.

Thank you for your consideration of this request.

Very truly yours,



Christopher S. Canning