

LOYOLA FORWARD **2025**

THE LOYOLA ACADEMY MASTER PLAN
PHASE 1 - ZBA APPLICATION PRESENTATION

SEPTEMBER 6, 2017



THE
LAKOTA
GROUP.



Our Mission

To form young women and men for meaningful lives of leadership and service in imitation of Jesus Christ through a college preparatory education in the Jesuit, Catholic tradition.



The Master Planning Process



THE LAKOTA GROUP.

LAND USE / MASTER PLANNING
COMMUNITY ENGAGEMENT
LANDSCAPE ARCHITECTURE

Kimley»»Horn

TRANSPORTATION PLANNING
TRAFFIC MANAGEMENT
PARKING ANALYSIS

HOLABIRD & ROOT

ARCHITECTURAL SERVICES



REALTY CONSULTANTS

MARKET STUDY



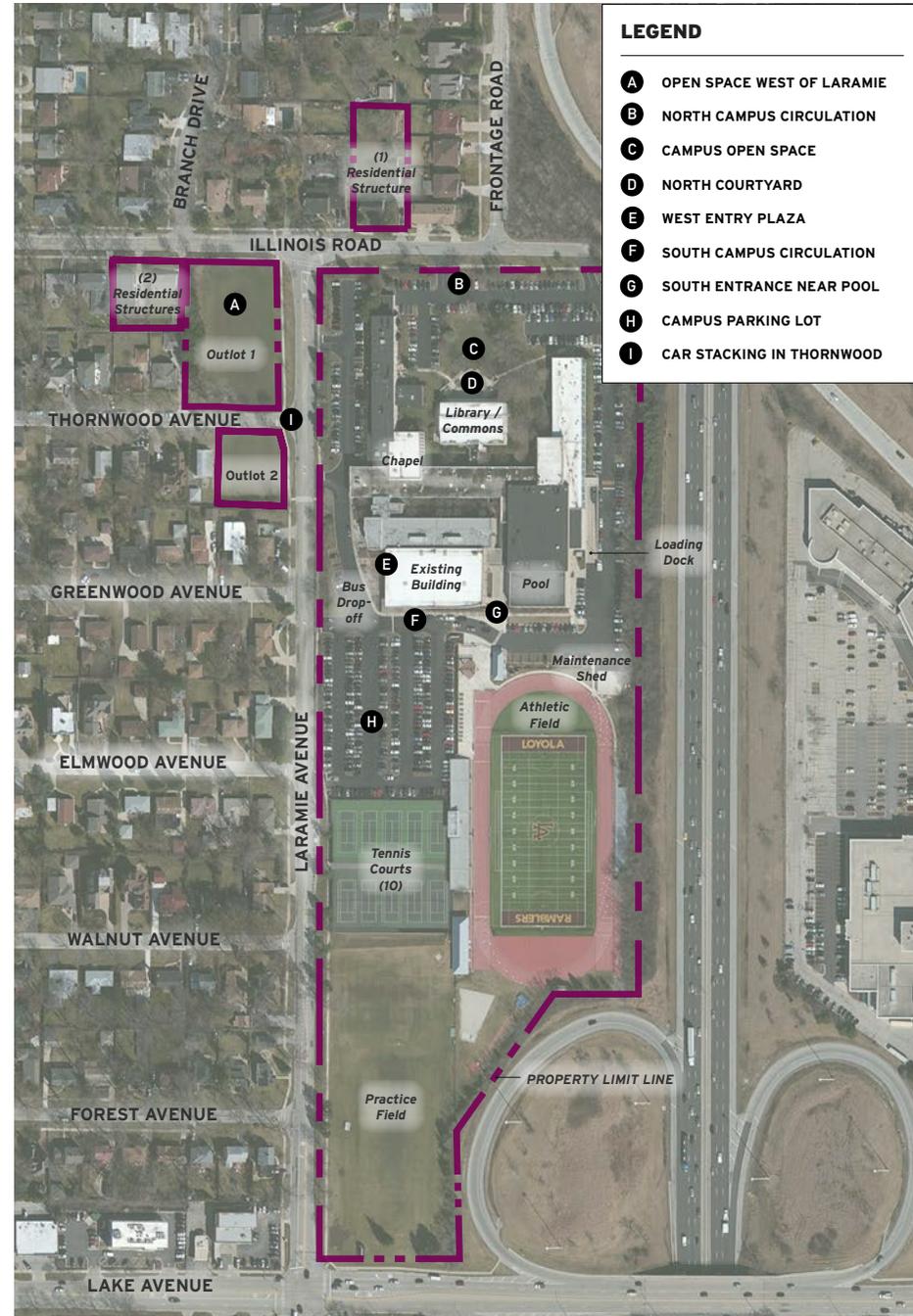
STORMWATER
CIVIL ENGINEERING

MPSLAW

LAND USE & ZONING

Site Analysis

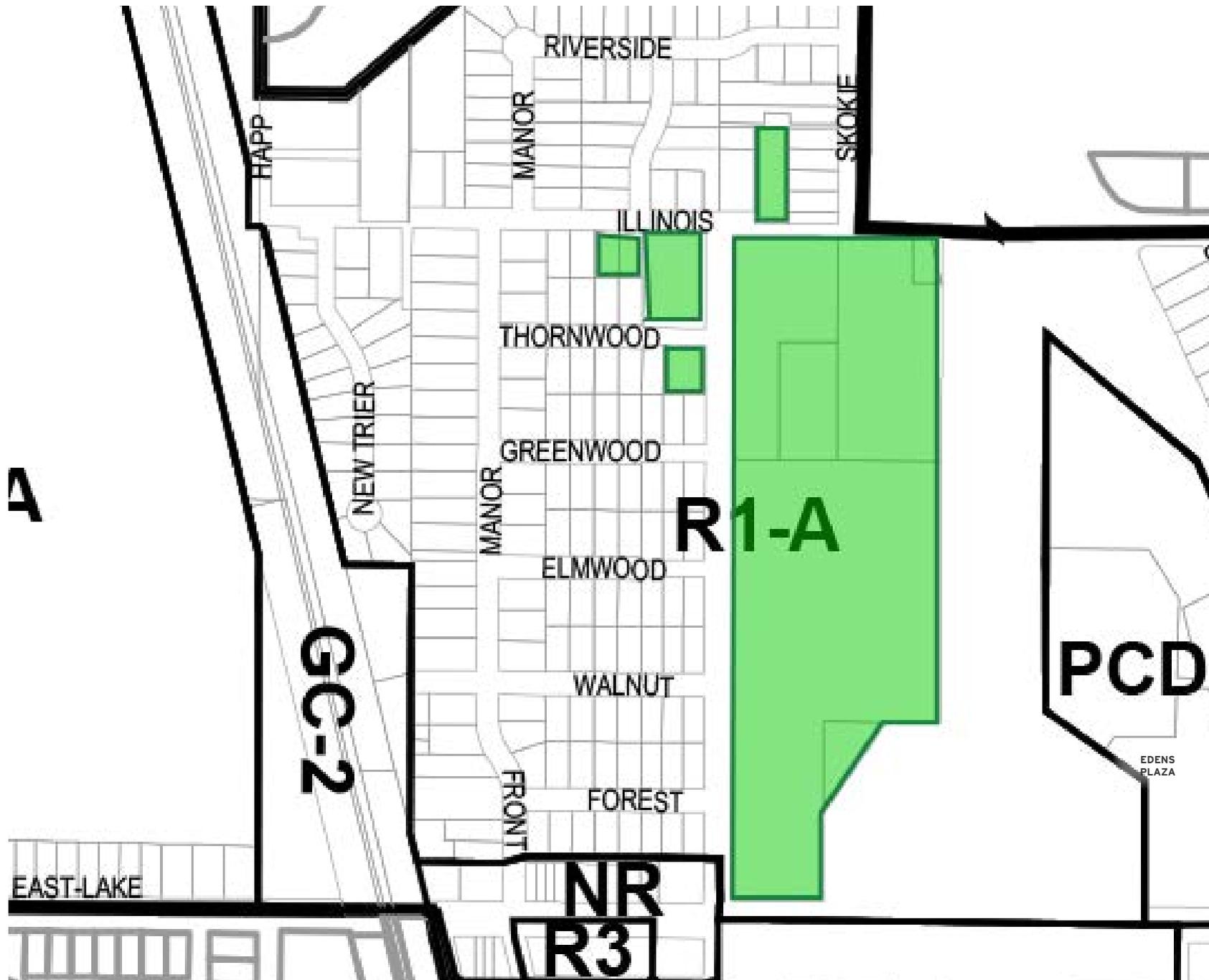
REGIONAL CONTEXT & EXISTING CONDITIONS ANALYSIS



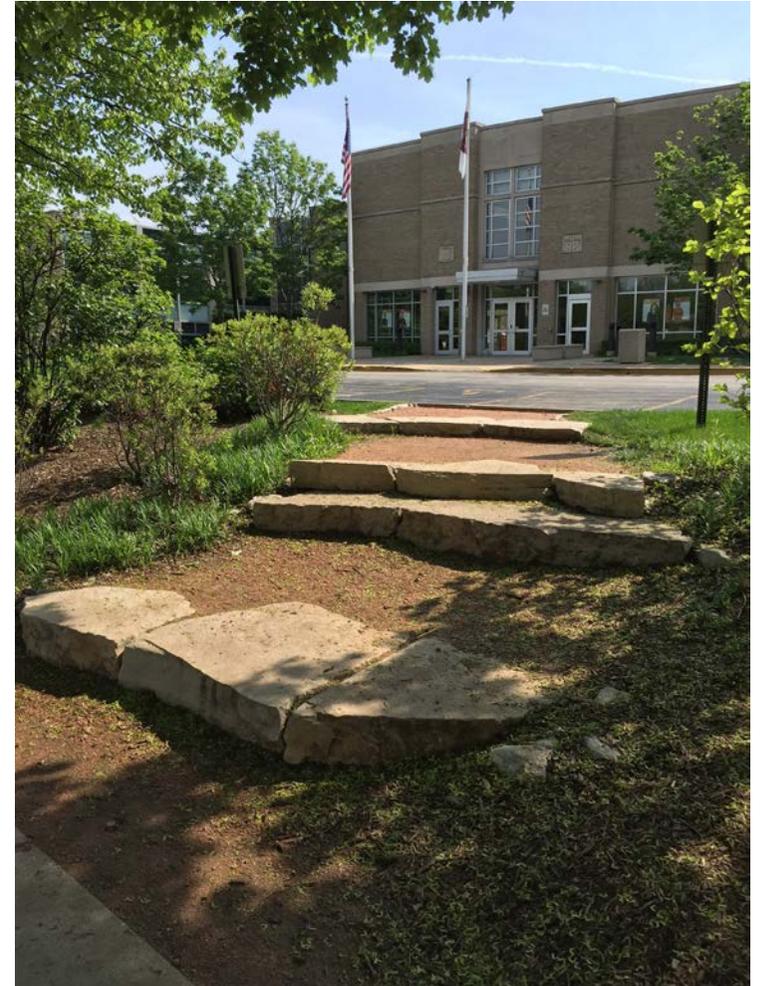
LEGEND

- A** OPEN SPACE WEST OF LARAMIE
- B** NORTH CAMPUS CIRCULATION
- C** CAMPUS OPEN SPACE
- D** NORTH COURTYARD
- E** WEST ENTRY PLAZA
- F** SOUTH CAMPUS CIRCULATION
- G** SOUTH ENTRANCE NEAR POOL
- H** CAMPUS PARKING LOT
- I** CAR STACKING IN THORNWOOD

DEVELOPMENT REGULATION ZONING MAP



EXISTING CONDITIONS



Community Engagement

THREE COMMUNITY AUDIENCES



*LOYOLA
COMMUNITY*



*LOYOLA
NEIGHBORS*



*WILMETTE
COMMUNITY*

INITIAL OUTREACH & LISTENING SESSIONS COMMUNITY PRIORITIES



Maintaining Neighborhood Open Space



Improved Parking



Enhanced Communication



New Stormwater Solutions



Improved Traffic Management & Circulation



Better Safety and Traffic Management



Stacking Moved onto Campus

TWO OPEN HOUSES JANUARY OPEN HOUSE



TWO OPEN HOUSES JUNE NEIGHBORHOOD COOKOUT



LOYOLA FORWARD 2025

**Campus
Master Plan**

MASTER PLAN OVERALL LONG-TERM MASTER PLAN VISION



LEGEND

- A FUTURE OPEN SPACE / STORMWATER / PARKING
- B GREENSPACE
- C CROSSWALK
- D LANDSCAPE BUFFER
- E FLEXIBLE GREENSPACE WITH OFF-STREET PARKING
- F EXISTING SINGLE FAMILY RESIDENTIAL
- G ADMINISTRATIVE BUILDING / PARKING
- H GREENSPACE
- I BUS STOP
- J CAMPUS SIGNAGE
- K IMPROVED PARKING AND CIRCULATION
- L NEW BUILDING ENTRANCE
- M IMPROVED CAMPUS EDGES
- N ENHANCED PLAZA SPACE
- O ENCLOSED BUILDING ENTRY IMPROVEMENT
- P TRUCK LOADING / SERVICE
- Q PEDESTRIAN CROSSING
- R PARALLEL PARKING
- S NEW WALKWAY ALONG PARKING/DROP-OFF
- T DOUBLE DROP-OFF LANE
- U MANAGED ACCESS DRIVE (PEAK HOURS ONLY)
- V NEW ACCESS FOR DROP-OFF / PARKING
- W RELOCATED TENNIS COURTS
- X GREENSPACE / PRACTICE FIELD
- Y BIKE RACK LOCATIONS (25 BIKES AT EACH LOCATION)

SITE DATA

EXISTING TOTAL SITE AREA

- 22 Acres (Main campus)
- 13 Acres (Outlot 1)
- 39 Acres (Outlot 2)

EXISTING PARKING (ON-SITE)

- 627 Parking Spaces (includes 10 ADA spaces)

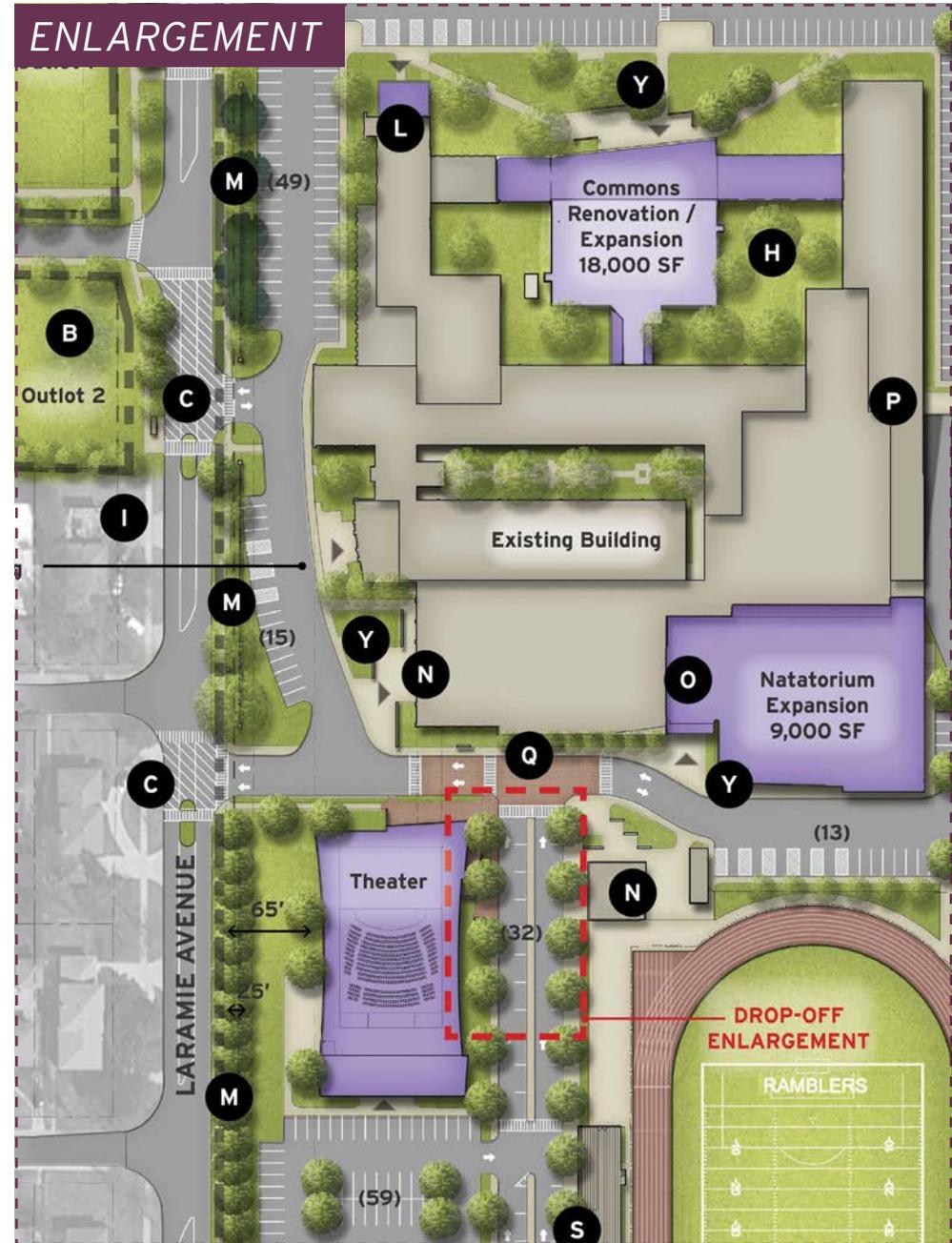
PROPOSED PARKING (ON-SITE)

- 734 Parking Spaces (includes 15 ADA spaces)

- 375 Student (75% Seniors)	Parking Goals
- 308 Staff	
- 51 Visitor	

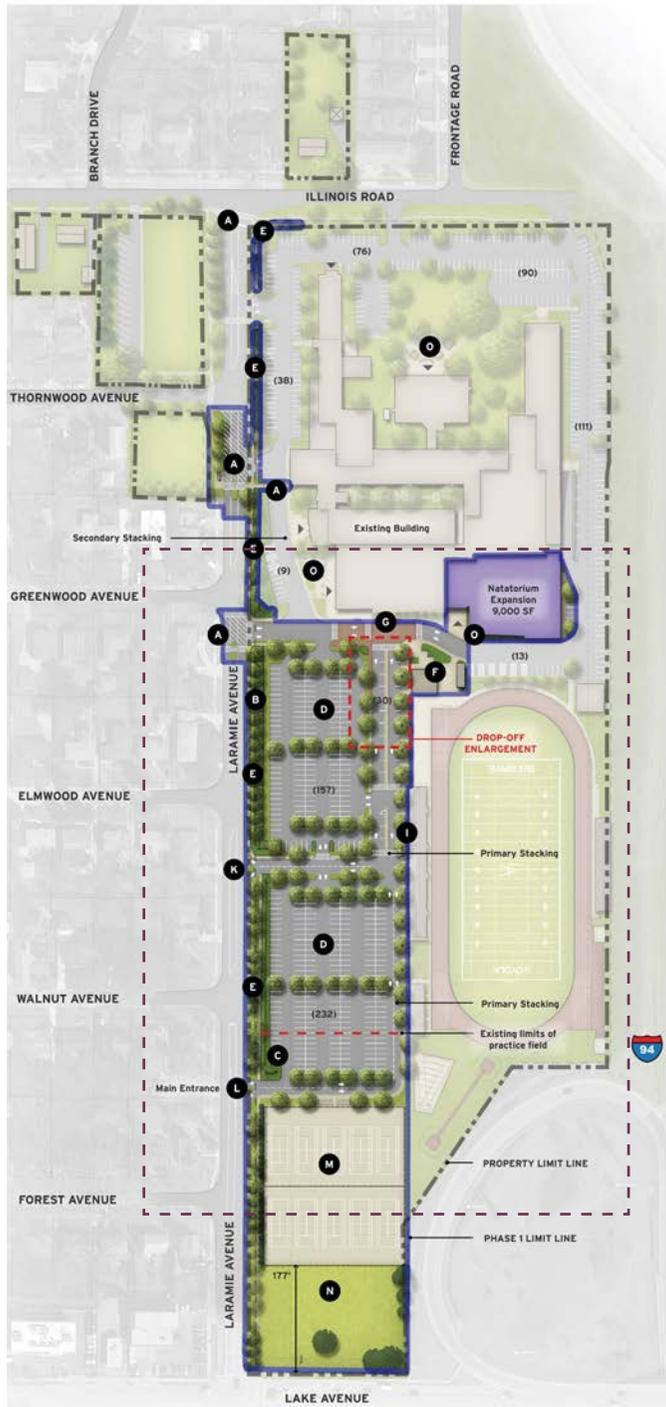
PROPOSED PARKING (OFF-SITE)

- 29 Parking Spaces (includes 2 ADA spaces)





MASTER PLAN PHASE 1



LEGEND

- A CROSSWALK
- B LANDSCAPE BUFFER
- C CAMPUS SIGNAGE
- D IMPROVED PARKING AND CIRCULATION
- E IMPROVED CAMPUS EDGES
- F ENHANCED PLAZA SPACE
- G PEDESTRIAN CROSSING
- H PARALLEL PARKING (20' STALL TYP)
- I NEW WALKWAY ALONG PARKING/DROP-OFF
- J DOUBLE DROP-OFF LANE
- K MANAGED ACCESS DRIVE (PEAK HOURS ONLY)
- L NEW ACCESS FOR DROP-OFF / PARKING
- M RELOCATED TENNIS COURTS
- N GREENSPACE / PRACTICE FIELD
- O BIKE RACK LOCATIONS (25 BIKES AT EACH LOCATION)

SITE DATA

EXISTING TOTAL SITE AREA
 • 22 Acres (Main campus)

EXISTING PARKING (ON-SITE)
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PROPOSED PARKING (ON-SITE)
 • 756 Parking Spaces (includes 15 ADA spaces*)
 - 375 Student (75% Seniors)
 - 308 Staff
 - 73 Visitor

*ADA requirement - 2% of 756 spaces

REQUIRED BIKE PARKING
 • 75 total (1 per 10 parking spaces)
 • 25 per location

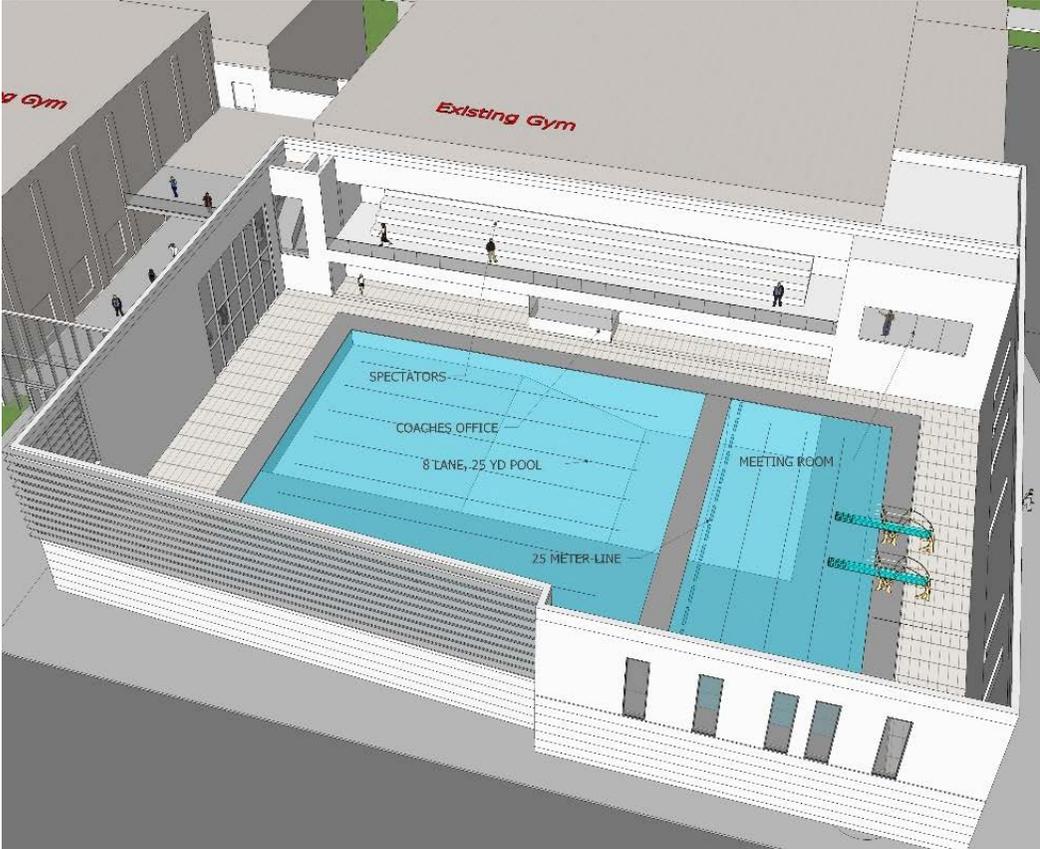
MAIN CAMPUS FLOOR AREA
 • Total Existing Floor Area: 344,784 SF
 • Total Floor Area after Phase I: 353,217 SF



"the now plan"



NEW AQUATICS CENTER



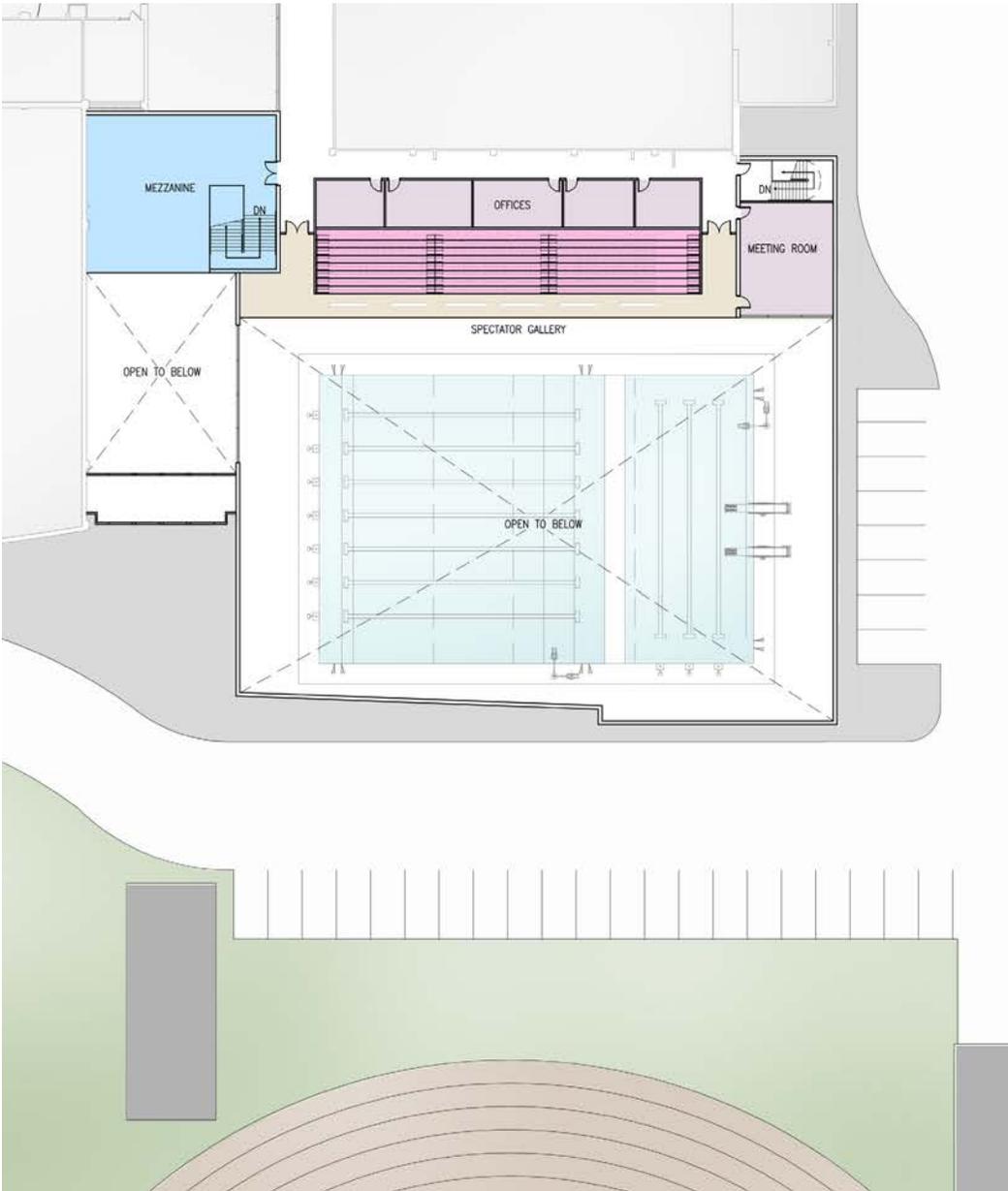
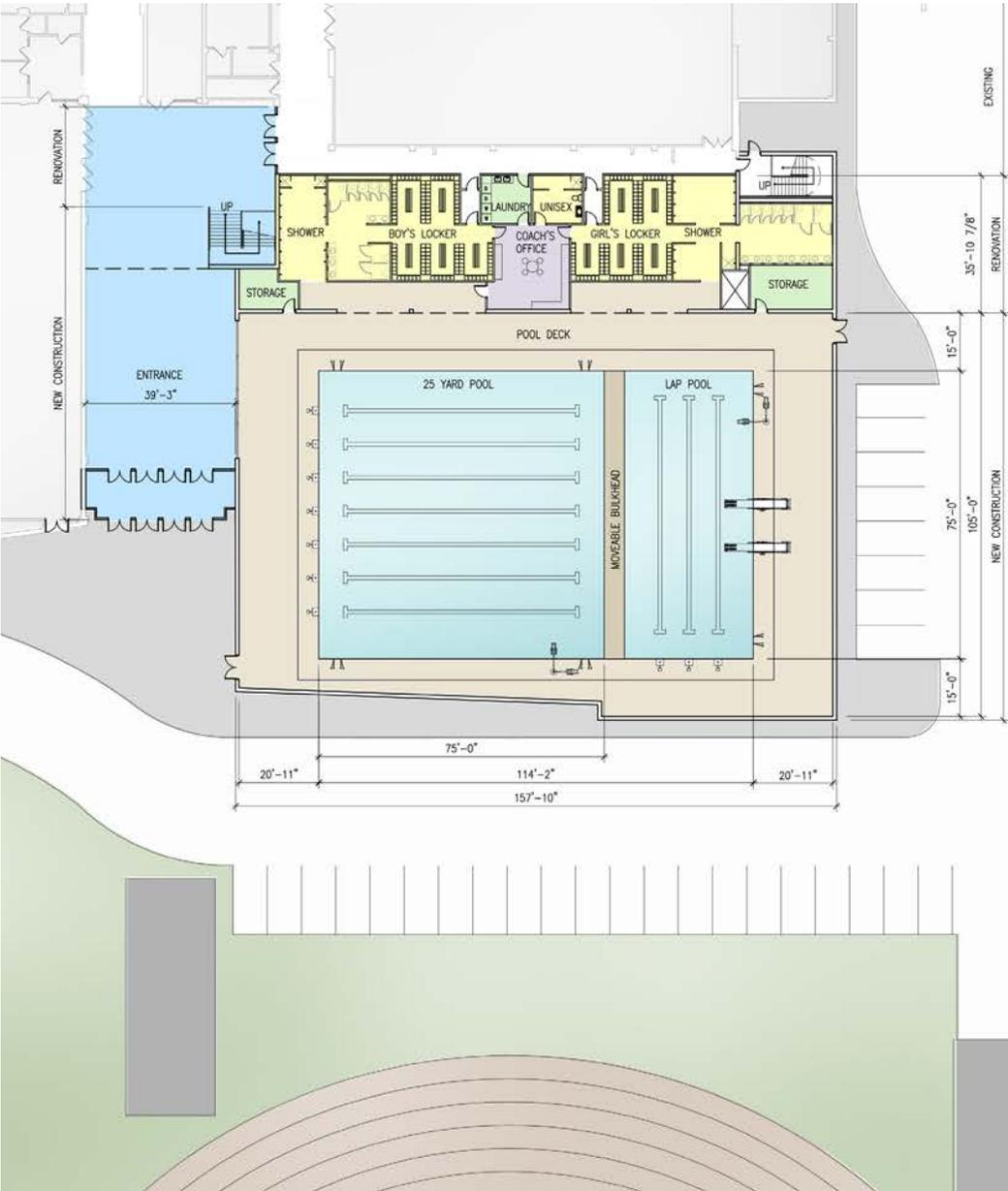
SCOTT FRERES

THE LAKOTA GROUP.

"the now plan"



NEW AQUATICS CENTER



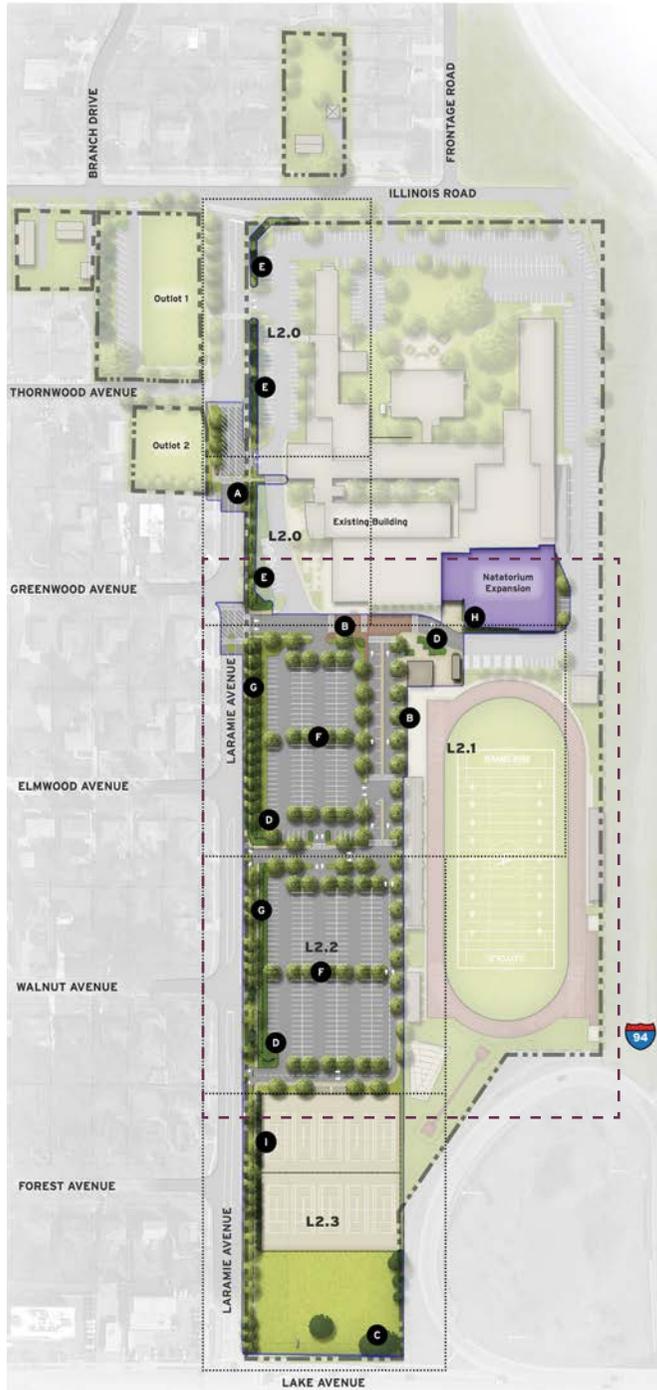


PARKING & TRAFFIC CIRCULATION/MANAGEMENT IMPROVEMENTS





SITE & LANDSCAPE ENHANCEMENTS LANDSCAPING



- LEGEND**
- A EXISTING TREE TO REMAIN
 - B SHADE TREE
 - C EVERGREEN TREE
 - D SHRUBS PERENNIALS AND GROUNDCOVER
 - E EXISTING UNDERSTORY PLANTINGS TO REMAIN
 - F INTERNAL PARKING LOT LANDSCAPE
 - G PARKING LOT PERIMETER LANDSCAPE YARD
 - H NATATORIUM EXPANSION FOUNDATION PLANTINGS
 - I EVERGREEN HEDGE

SUMMARY OF LANDSCAPE REQUIREMENTS

- PARKING LOT PERIMETER LANDSCAPE YARD**
- The landscape treatment must run the full length of the parking lot an must be located between the property line and the edge of the parking lot.
 - Must be at least 5' wide.
- INTERIOR PARKING LOT LANDSCAPE**
- One parking lot island is required every 20 contiguous parkings spaces.
 - Parking lot islands must be at least 144 sf in area.
 - A minimum of 1 shade tree is required for every parking lot island. If the island extends the width of a double row, then 2 shade trees are required.
 - A minimum of 70% of every parking lot island must be planted in turf or other live groundcover, perennials or ornamental grasses.
- BUFFER YARDS**
- Buffer yards are required in R1 districts
 - Buffer yards must be provided in interior side or rear yards.
 - Buffer yard must be a minimum of 10' in width.
 - Shade trees must be planted on an average of 1 tree for every 25 linear feet of yard length.
- BUILDING FOUNDATION LANDSCAPE**
- Must be installed across 60% of the length of the facade of the building, except where walkways and driveways are located.
 - Can be a mix of trees, shrubs and perennials.

LANDSCAPING AND SCREENING ANALYSIS

Main Campus

- Laramie Road

Existing Trees to Remain:	33
Number of Additional Trees Provided:	18

SUMMARY OF TREE REMOVALS

TREES TO BE RELOCATED	TOTAL QUANTITY	TOTAL CALIPER INCHES
	3	18.5
TREES TO BE REMOVED	50	441
DEAD/POOR TREES TO BE REMOVED	10	142
* DEAD/POOR TREES ARE NOT FACTORED INTO THE TOTAL NUMBER OF REPLACEMENT TREES		
REQUIRED REPLACEMENT TREES (4" CALIPER)	75	300





SITE & LANDSCAPE ENHANCEMENTS SITE ELEMENTS



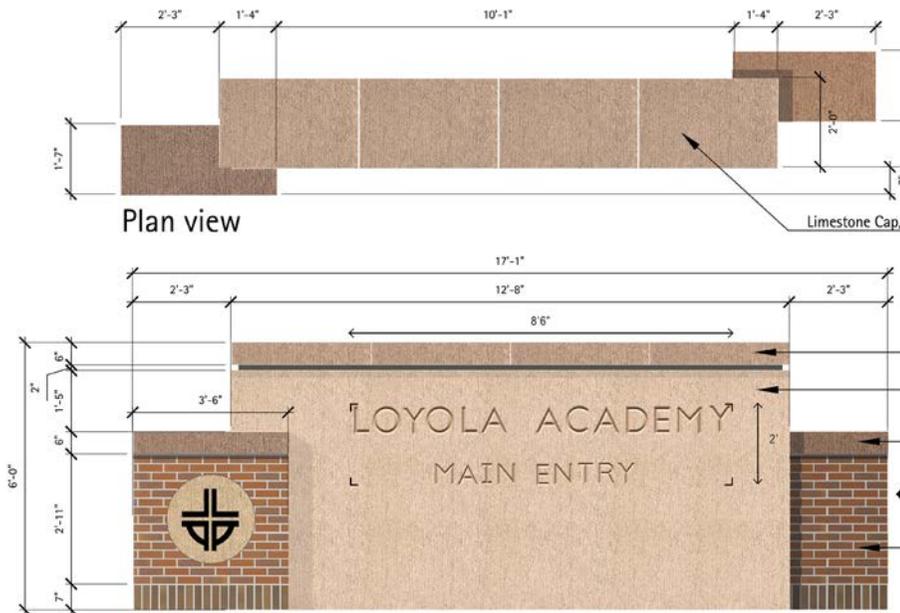
BIKE RACKS



DECORATIVE METAL FENCE



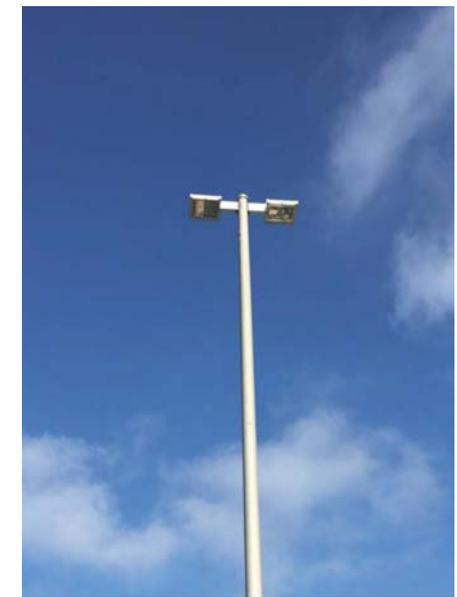
BOLLARD LIGHT FIXTURES



NEW MONUMENT SIGN AT MANAGED ACCESS DRIVE



THERMOPLASTIC CROSSWALK

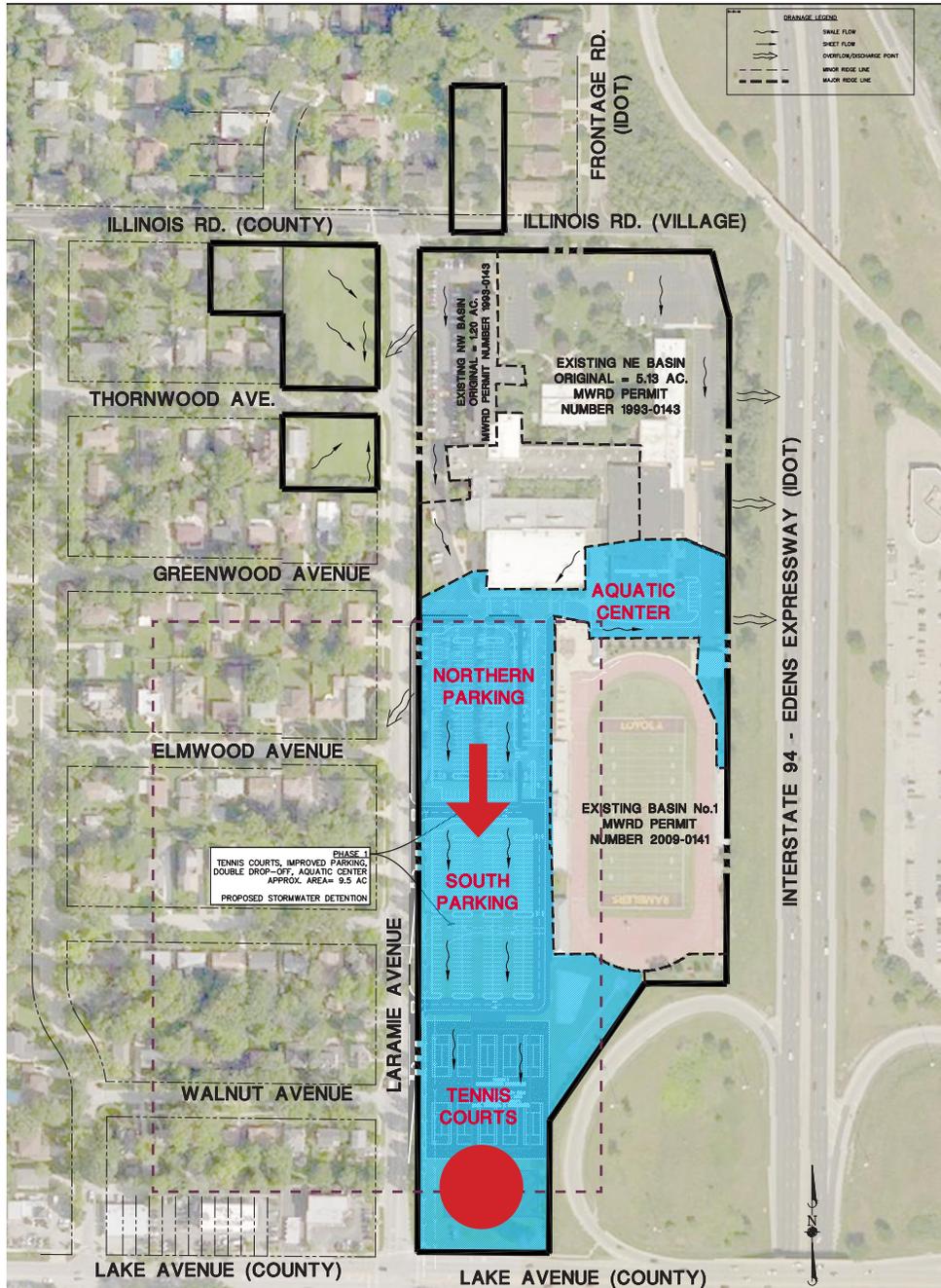


VEHICULAR LIGHT FIXTURES

"the now plan"



SITE & LANDSCAPE ENHANCEMENTS STORMWATER



***Focused
Parking, Traffic
& Stormwater
Discussion***



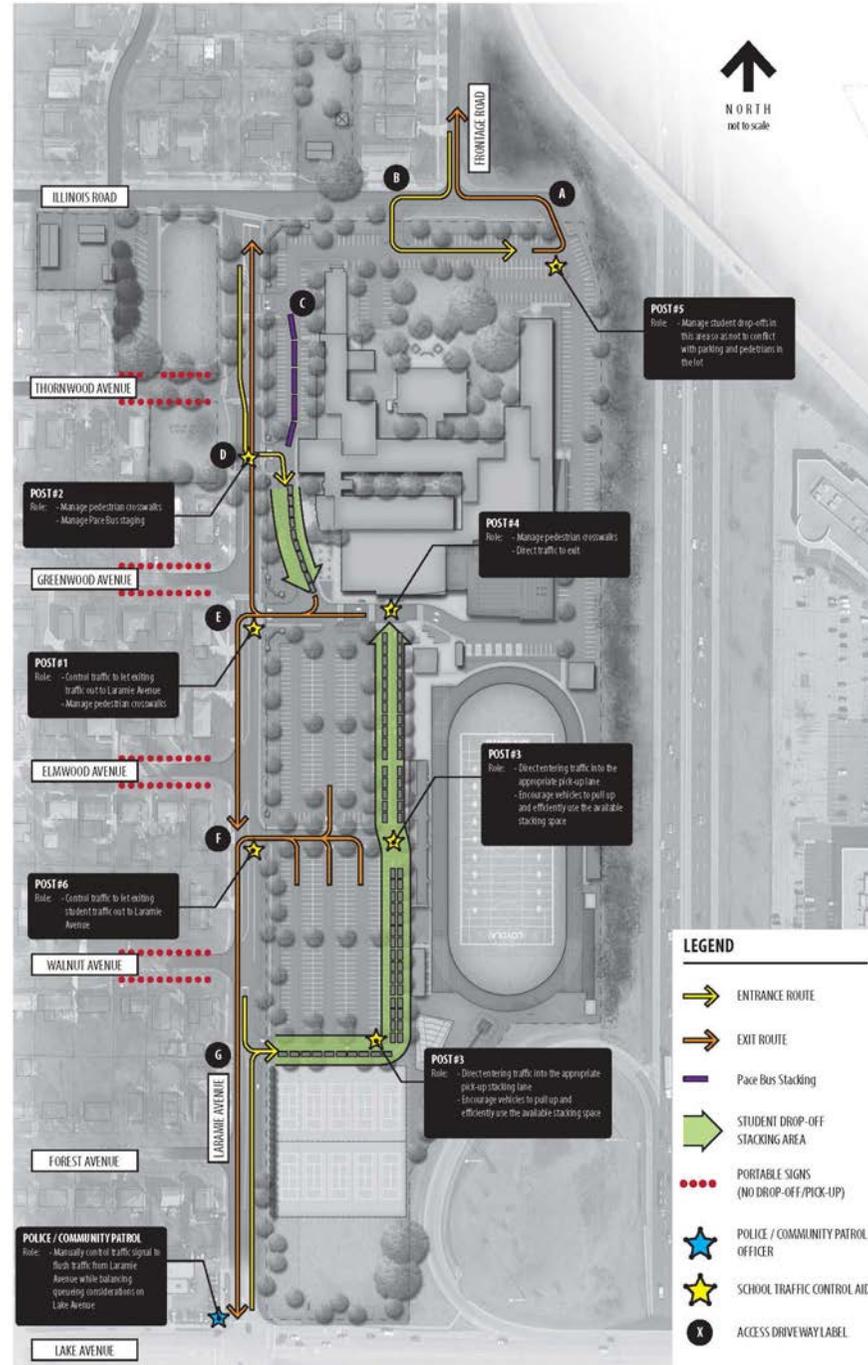
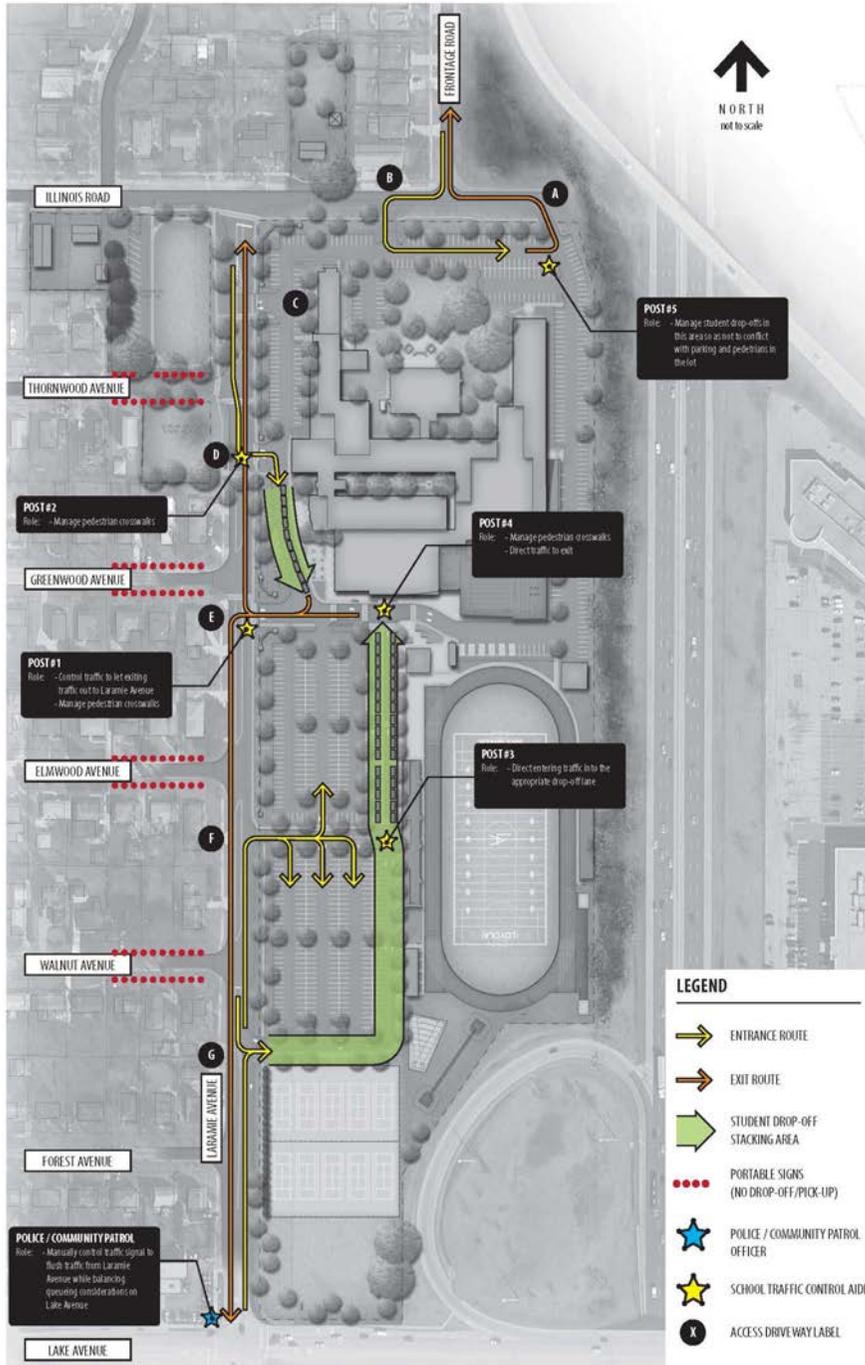
- To the extent possible, undertake efforts to **improve traffic flow** through the Lake/Laramie intersection during times of student arrival and dismissal
- Implement **peak period access restrictions** to facilitate new on-site drop-off, pick-up, and stacking
- **Adjust access and circulation routes** to eliminate conflicts on Laramie Avenue
- Maintain **on-site staging** for Pace Bus during dismissal



- **Shift school dismissal time** up to reduce overlap with New Trier's West Campus
- **Provide capacity** for all drop-off/pick-up stacking on site
- Deploy portable **"No Student Drop-Off/Pick-Up"** signs on neighborhood streets
- Post **traffic control aides** at key external locations



PARKING & TRAFFIC MANAGEMENT PLAN CIRCULATION





Parking

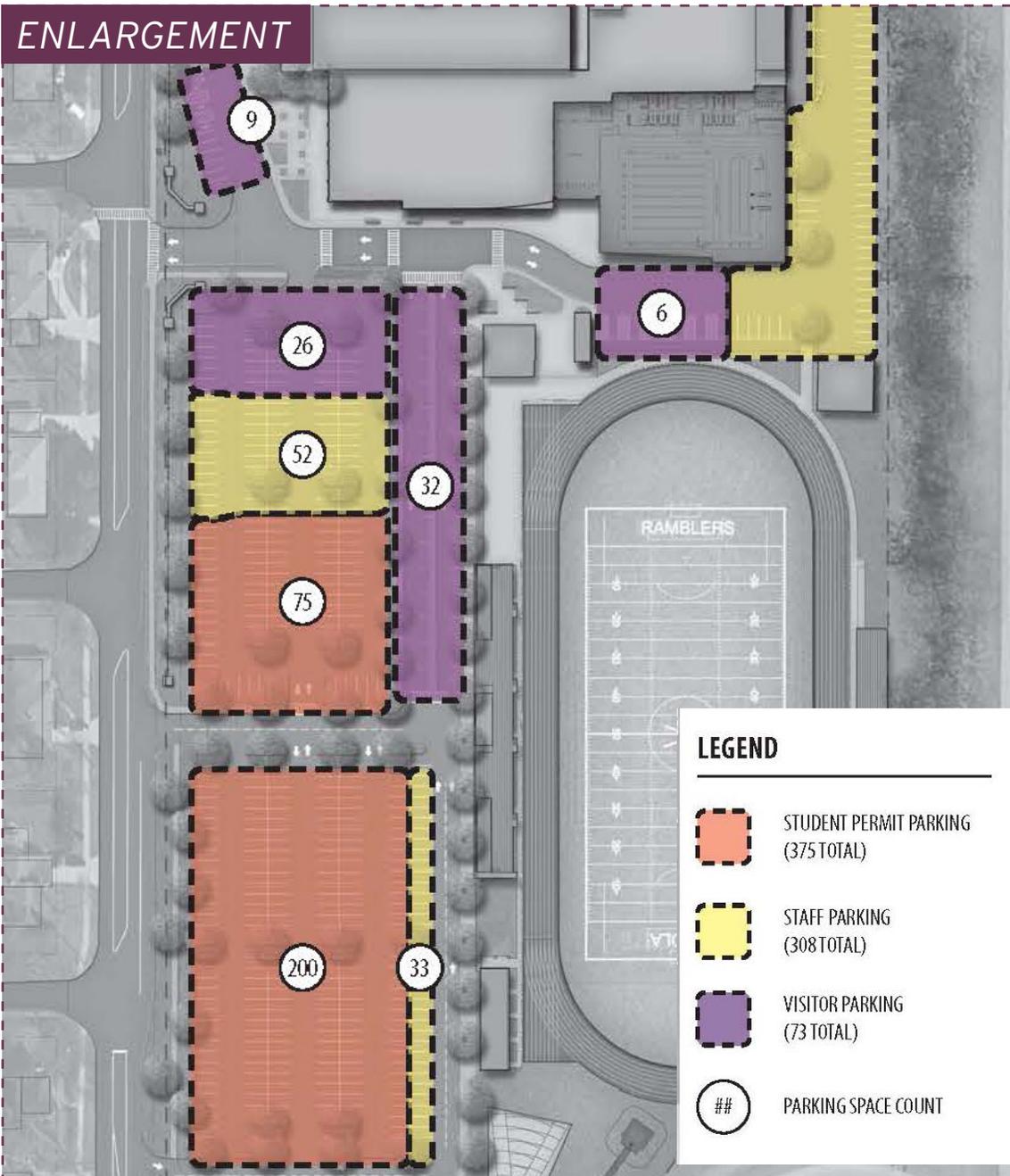
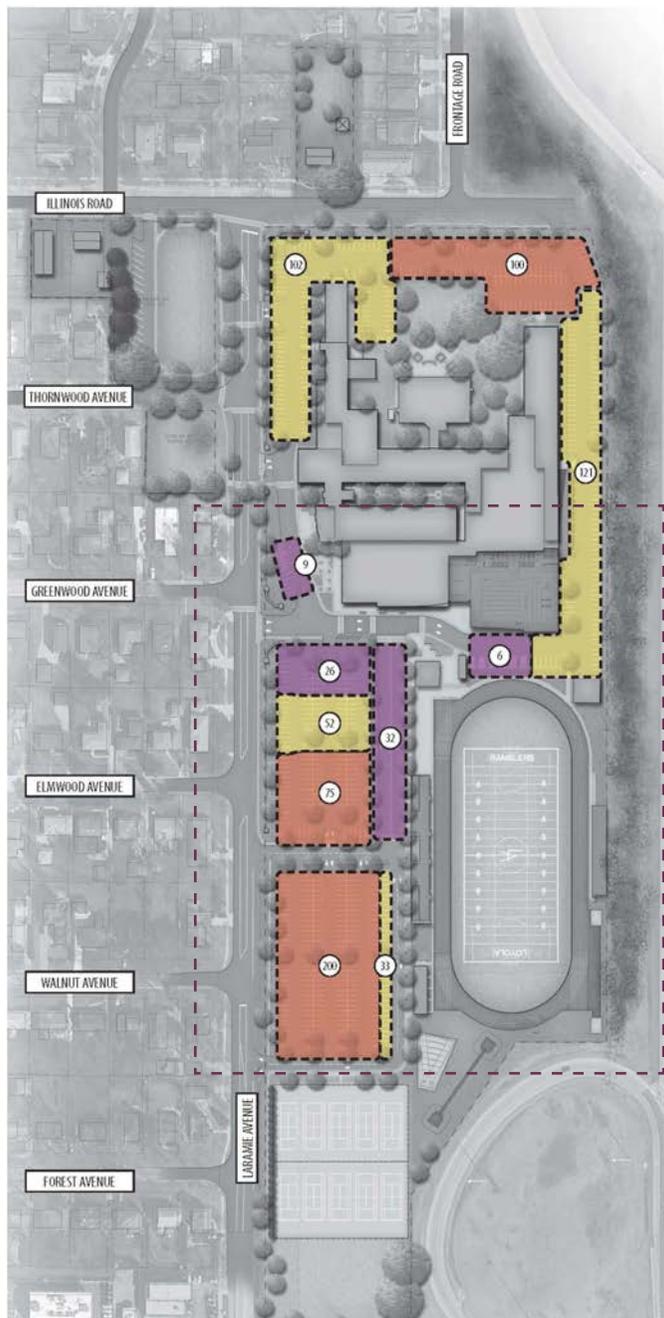
- **Allow visitor parking** within the new dual-lane student loading area
- Student parking permits to represent **75% of senior class**

Pedestrians

- **Install new fencing** along Laramie Avenue to direct pedestrians to marked/controlled crosswalks
- **Install new crosswalk** on Laramie Avenue at Greenwood Avenue/School Exit

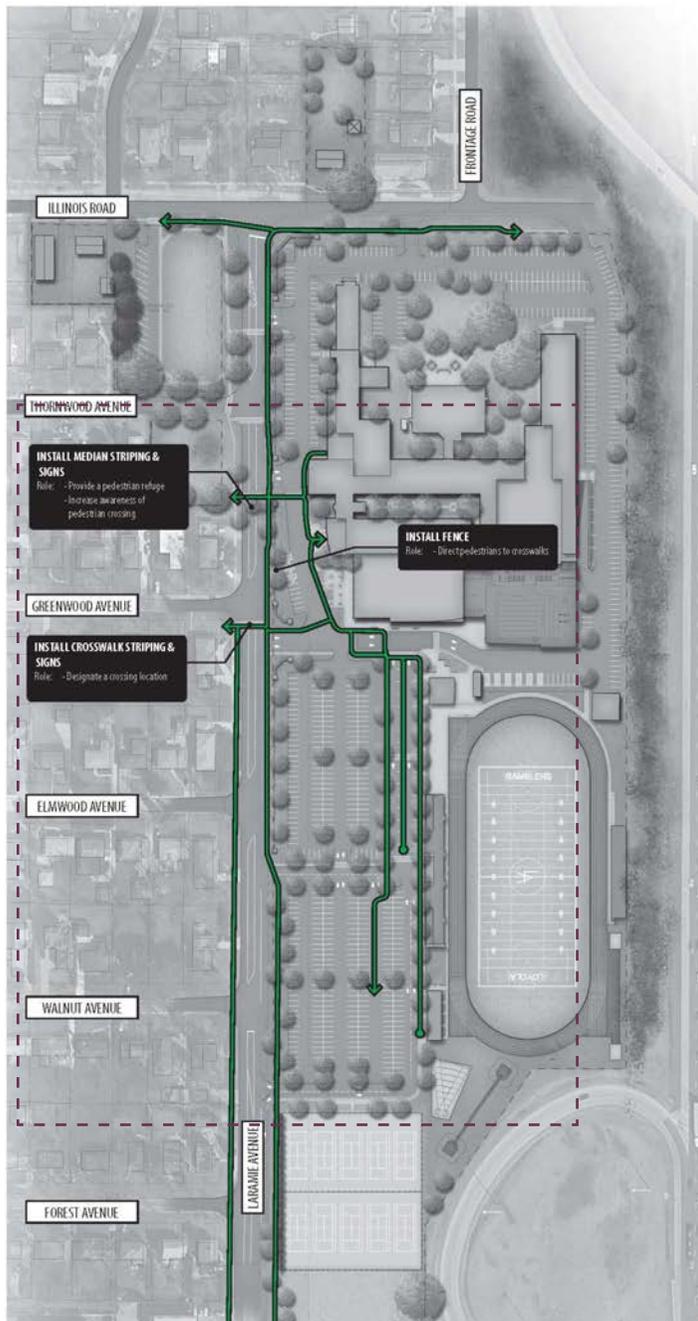


PARKING & TRAFFIC MANAGEMENT PLAN PARKING

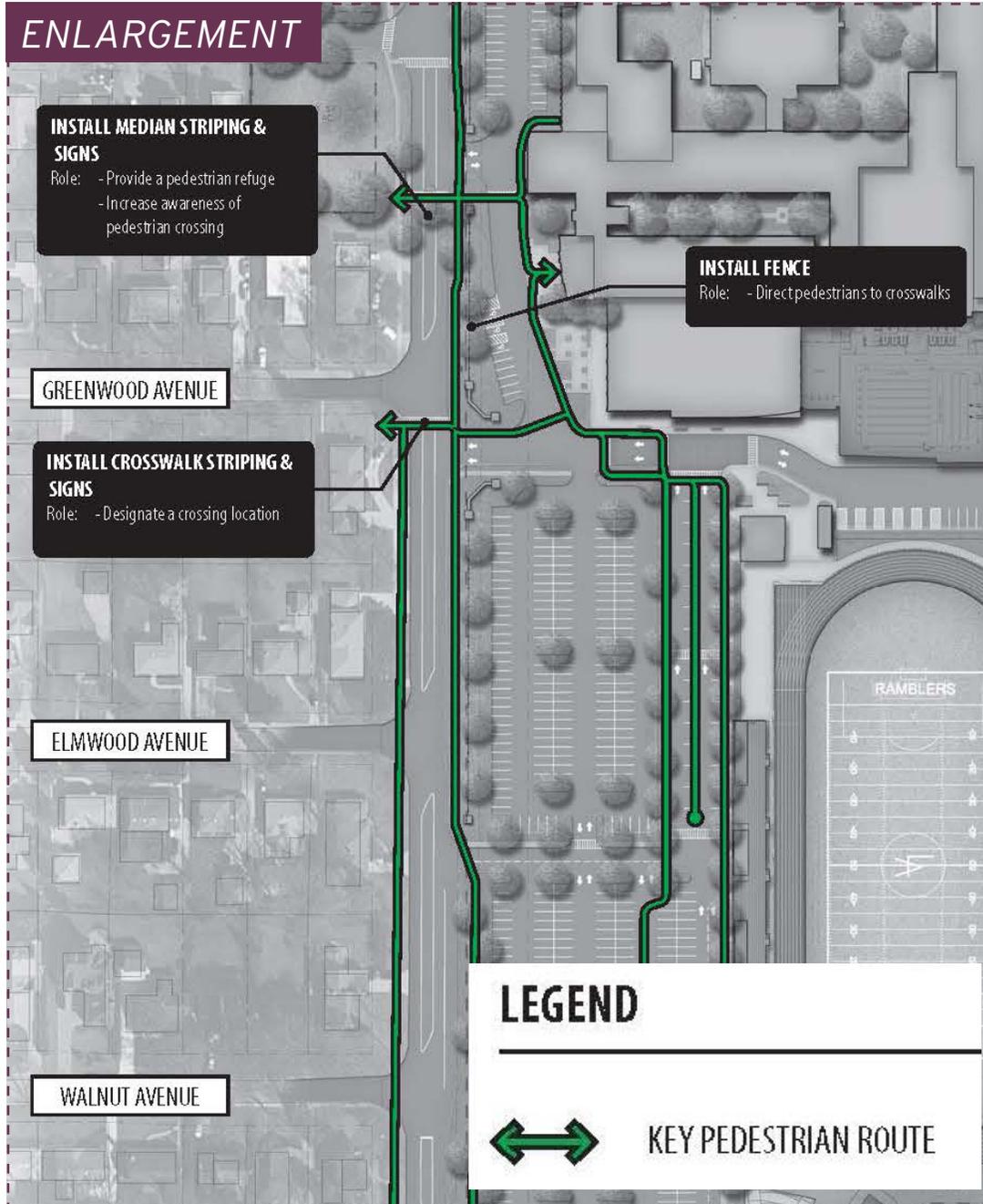




PARKING & TRAFFIC MANAGEMENT PLAN PEDESTRIAN PLAN

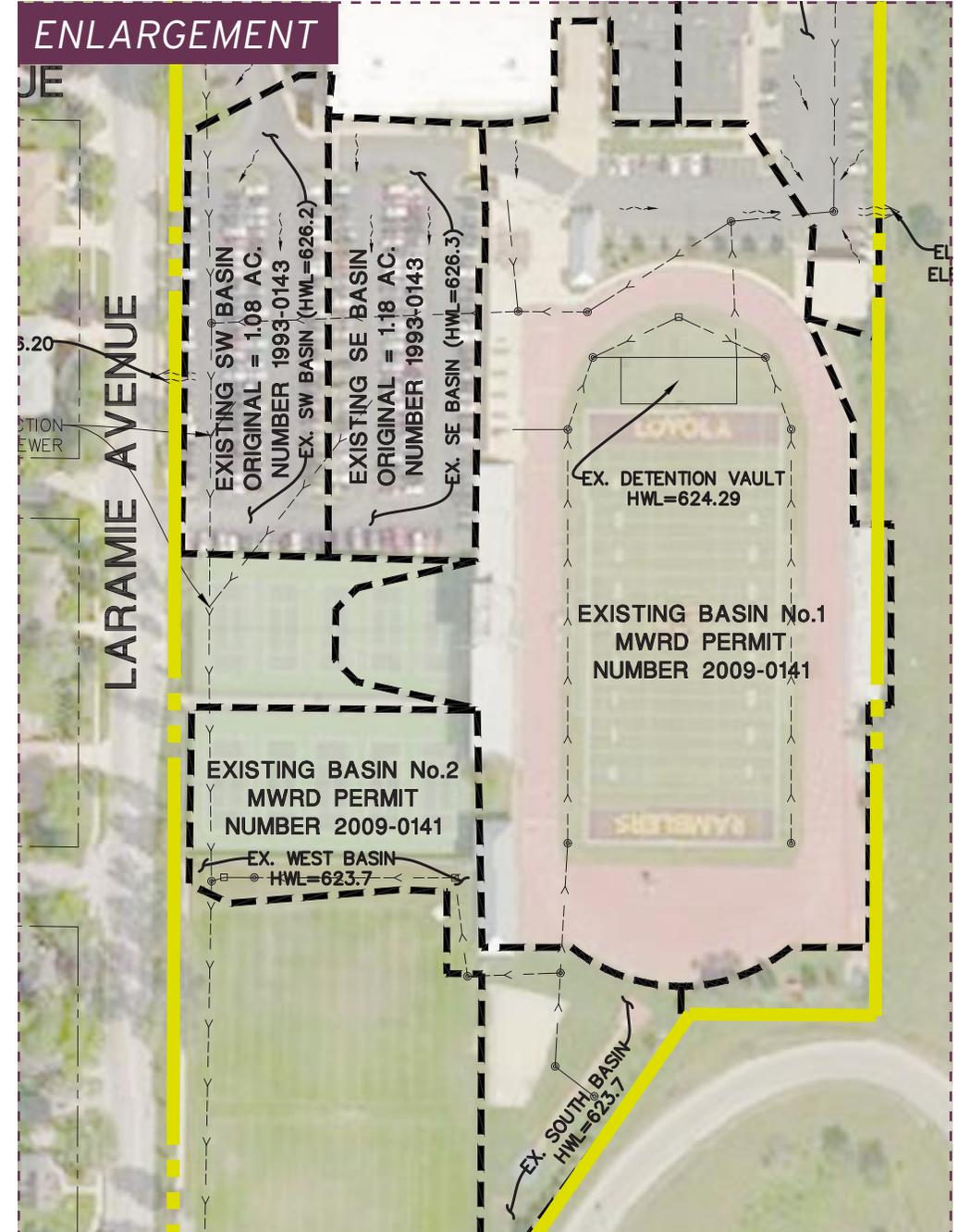
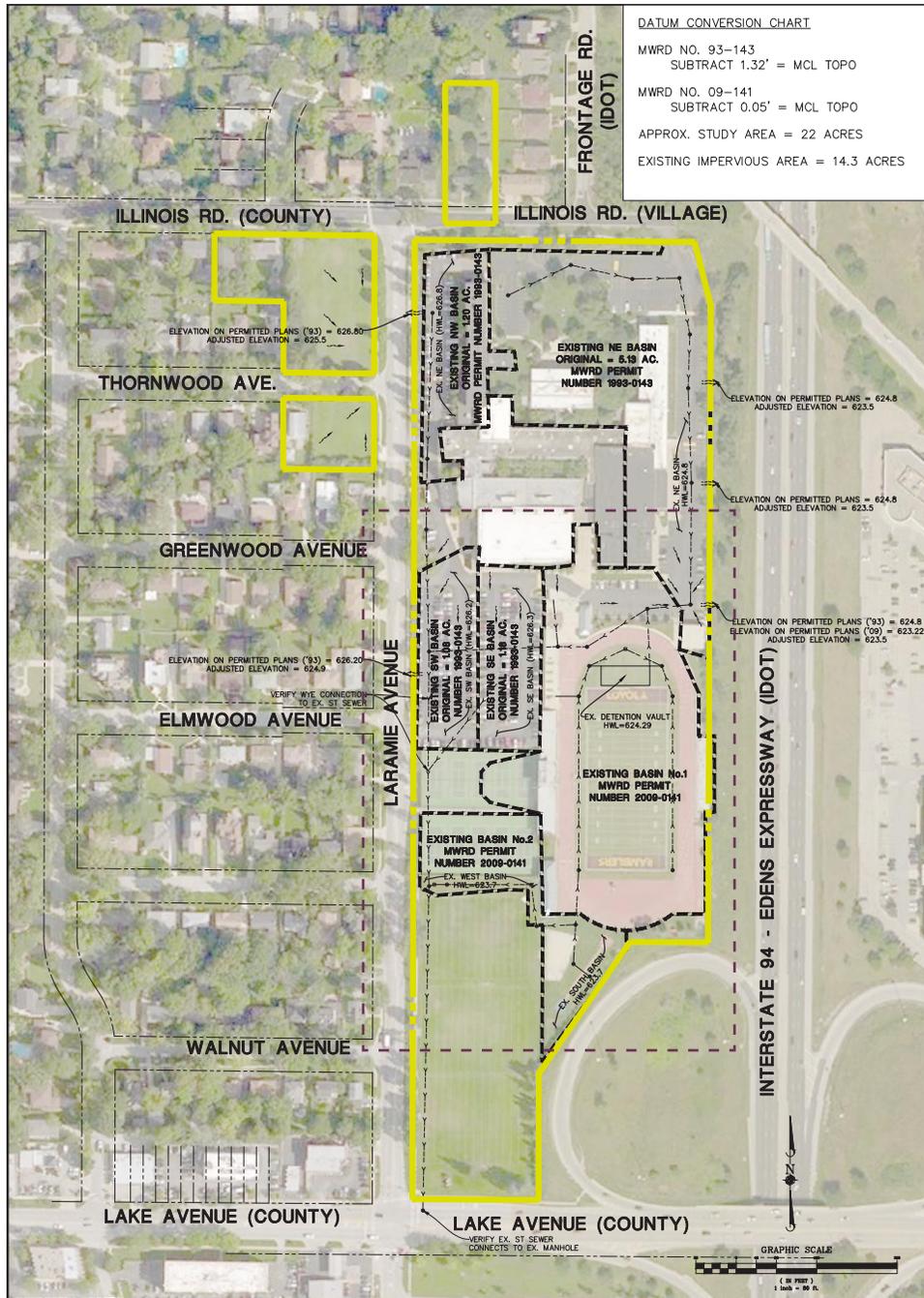


ENLARGEMENT



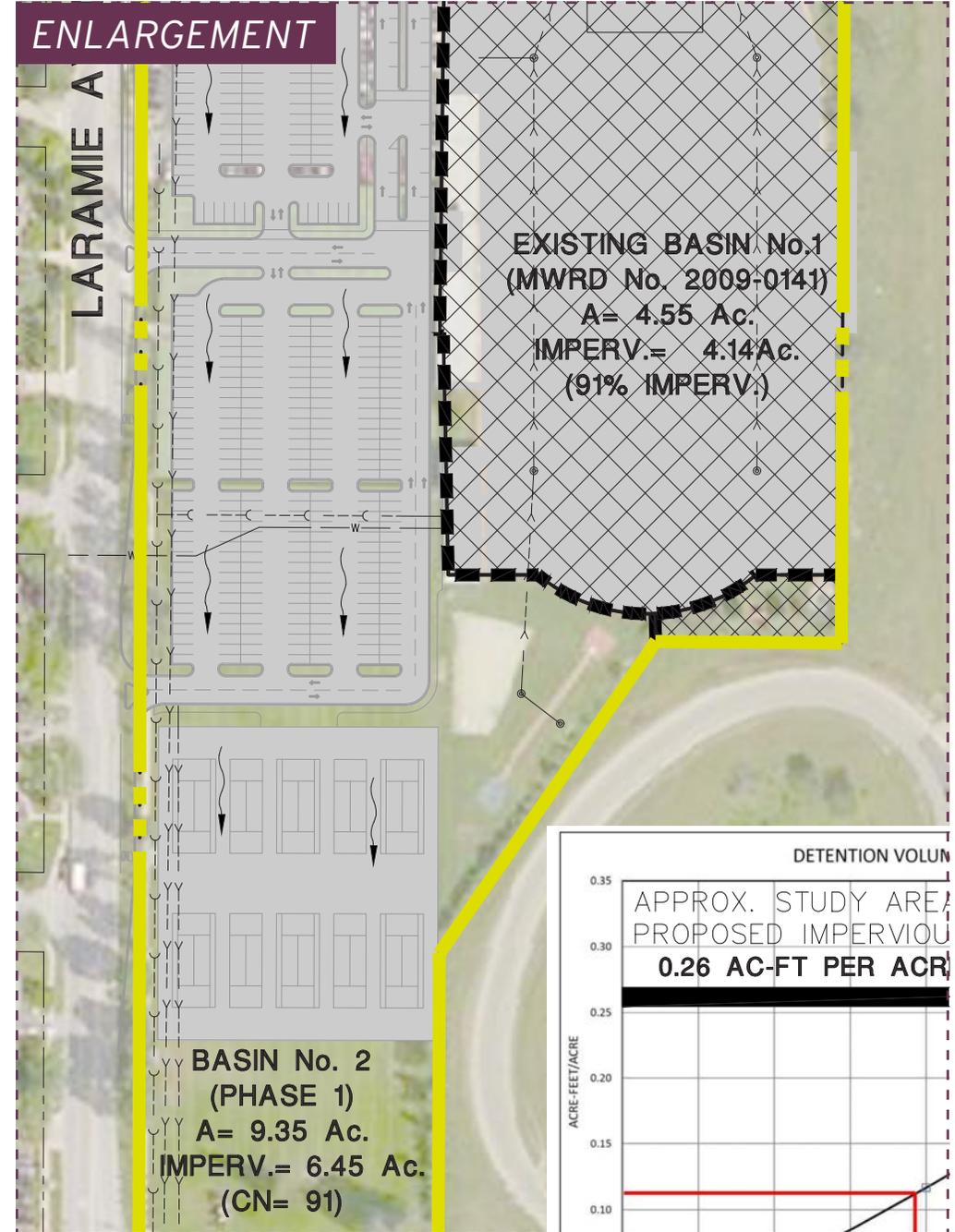
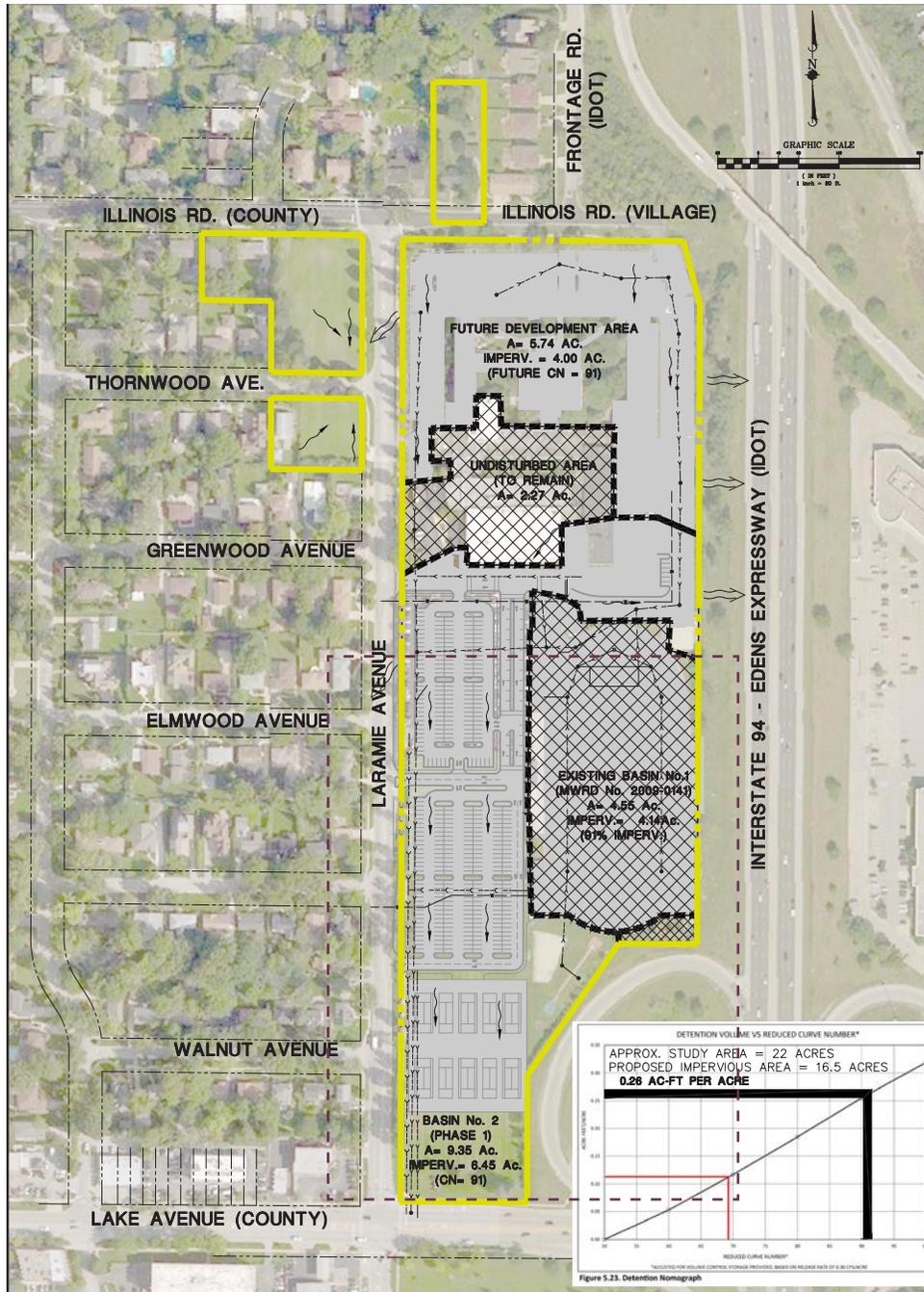


STORMWATER MANAGEMENT STRATEGIES EXISTING CONDITIONS



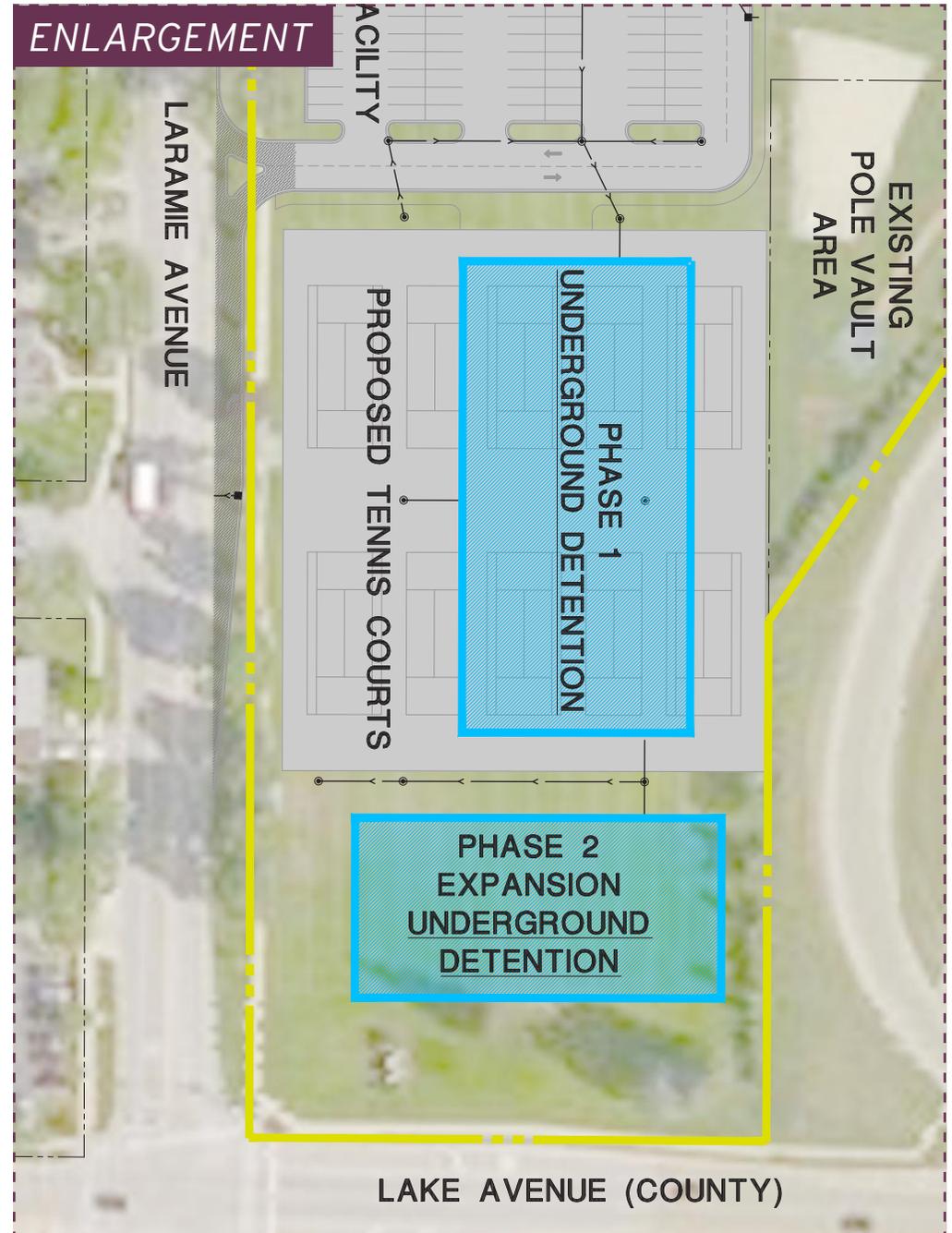
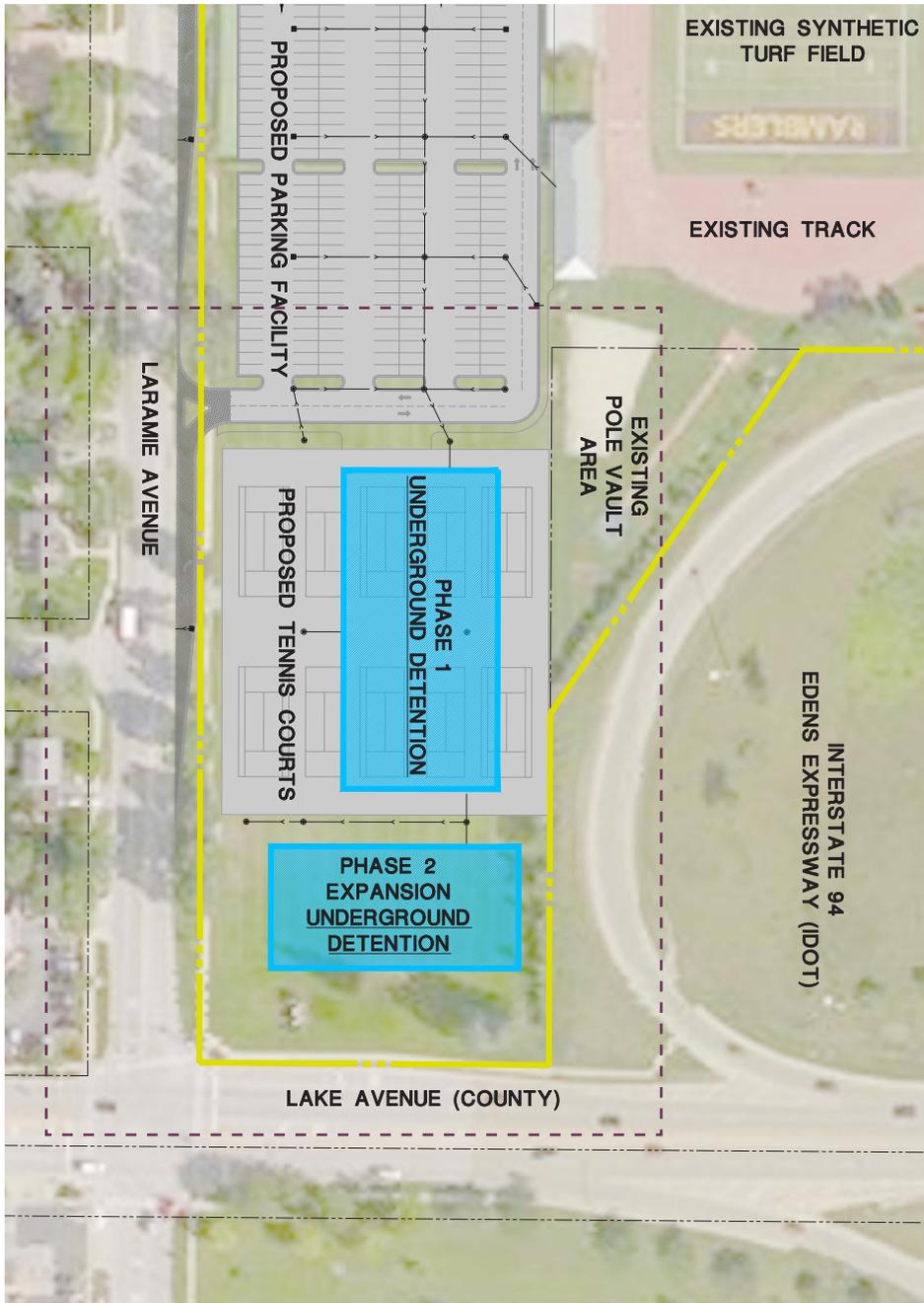


STORMWATER MANAGEMENT STRATEGIES PROPOSED CONDITIONS





STORMWATER MANAGEMENT STRATEGIES UNDERGROUND DETENTION





FACTS & FIGURES EXISTING CONDITIONS

MWRD Permit No. 93-143 (Loyola Academy Expansion Plans)

- **Size of Development Area = 11.83 Acres**
- **New Impervious Area = 1.38 Acres**
- **Detention Capacity Required = 0.28 Ac-Ft.**



FACTS & FIGURES EXISTING CONDITIONS

MWRD Permit No. 09-141 (Loyola Academy Stadium Renovations)

- Size of Development Area = **5.88 Acres**
- New Impervious Area = **2.52 Acres**
- Basin No. 1 Detention Capacity Required = **0.92 Ac-Ft.**
- Basin No. 2 Detention Capacity Required = **0.20 Ac-Ft.**



FACTS & FIGURES PROPOSED CONDITIONS

East of Laramie (Loyola Campus) - Phase 1

- **Phase 1 Detention Requirement =**
 $9.35 \text{ Ac} \times 0.26 \text{ Ac.-Ft./Ac.} = 2.43 \text{ Ac.-Ft.}$
- **Phase 1 Required Volume Control =**
 $(280,900 \text{ SF} \times 1.00 \text{ IN}) / (12 \text{ IN/FT}) = 0.54 \text{ Ac-Ft}$

TOTAL STORAGE (Detention and BMP Storage) = 3.0 Ac-Ft



FACTS & FIGURES PROPOSED CONDITIONS

East of Laramie (Loyola Campus) - Phase 2

- **Phase 2 Detention Requirement =**
 $55.74 \text{ Ac} \times 0.26 \text{ Ac.-Ft./Ac.} = 1.49 \text{ Ac.-Ft.}$
- **Phase 2 Required Volume Control =**
 $174,240 \text{ SF} \times 1.00 \text{ IN}) / (12 \text{ IN/FT}) = 0.33 \text{ Ac-Ft}$

TOTAL STORAGE (Detention and BMP Storage) = 1.8 Ac-Ft

Note: The proposed underground detention system (Contech CMP) for Phase 1 (East of Laramie) would reside under the proposed tennis courts. The proposed underground storage system (below tennis courts) has been designed to allow for a future expansion. The expanded system would reside under the turf grass recreational area.



FACTS & FIGURES CONCLUSIONS

- Construction of the proposed improvements **minimally increase impervious area**
- Both **volume control and stormwater detention** will be provided onsite
- The total flow into the downstream storm sewer system (Village of Wilmette) will be **under the net allowable release rate.**
- The stormwater design is **in compliance with the MWRD Watershed Management Ordinance.**
- The Phase 1 stormwater vault under the tennis courts will increase the stormwater detention on the main campus **by roughly 150%.**
- The Ultimate stormwater vault (expanded condition) will increase existing stormwater detention on the main campus **by roughly 250%.**

Student Enrollment at Loyola

STUDENT ENROLLMENT AT LOYOLA



Condition of Approval Established by Village Ordinance No. 93-0-63 Granting SUP to Loyola Academy (Adopted 5/11/93)

“Maximum enrollment of no more
than 2,000 students”

- No reporting requirement
- No “Safe Harbor”





History of Student Enrollment

AVERAGE ENROLLMENT	BEGINNING OF SCHOOL YEAR	END OF SCHOOL YEAR
1994/95 - 2015/2016	2045	2026
% over Enrollment Cap	2.3%	1.3%
PEAK ENROLLMENT	BEGINNING OF SCHOOL YEAR	END OF SCHOOL YEAR
2015/16 School Year	2113	2097
% over Enrollment Cap	5.7%	4.9%

Proposed Condition of Approval

- Maximum enrollment not to exceed **2,000 students**
- Loyola to report **9/30** enrollment to Village, as reported to ISBE, by 10/31
- Loyola not to be deemed in violation of SUP condition unless cap exceeded in a given school year by **10% or more**





Traffic Considerations

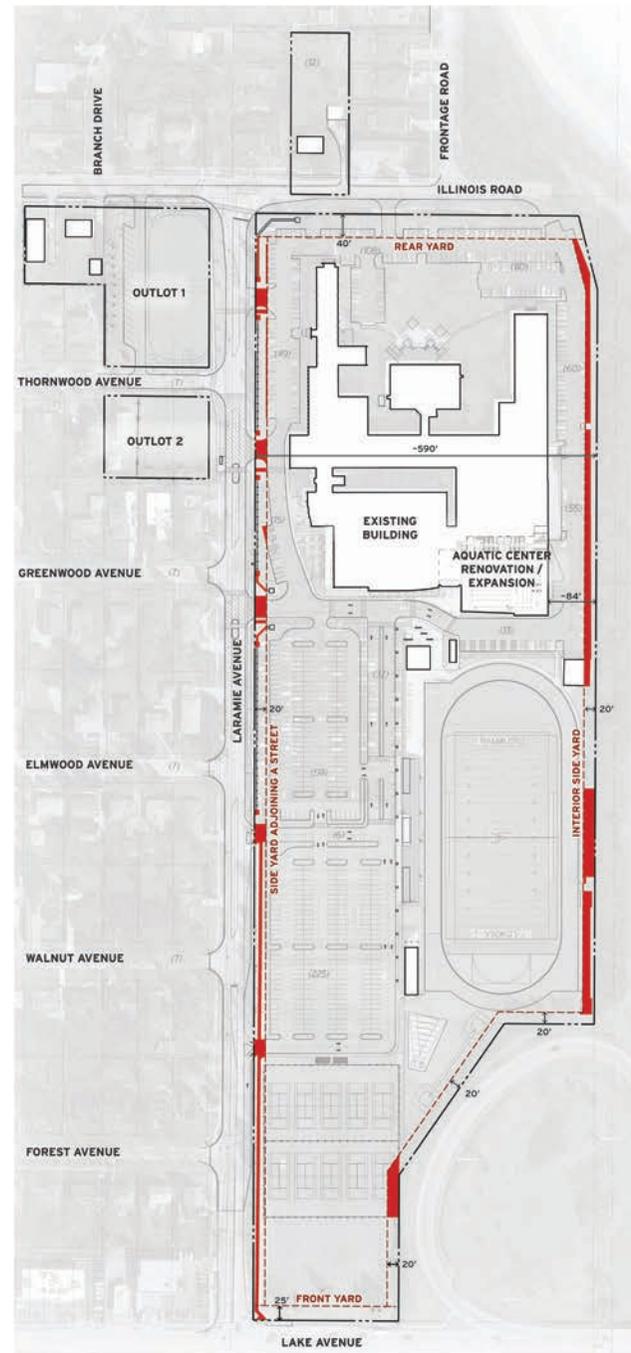
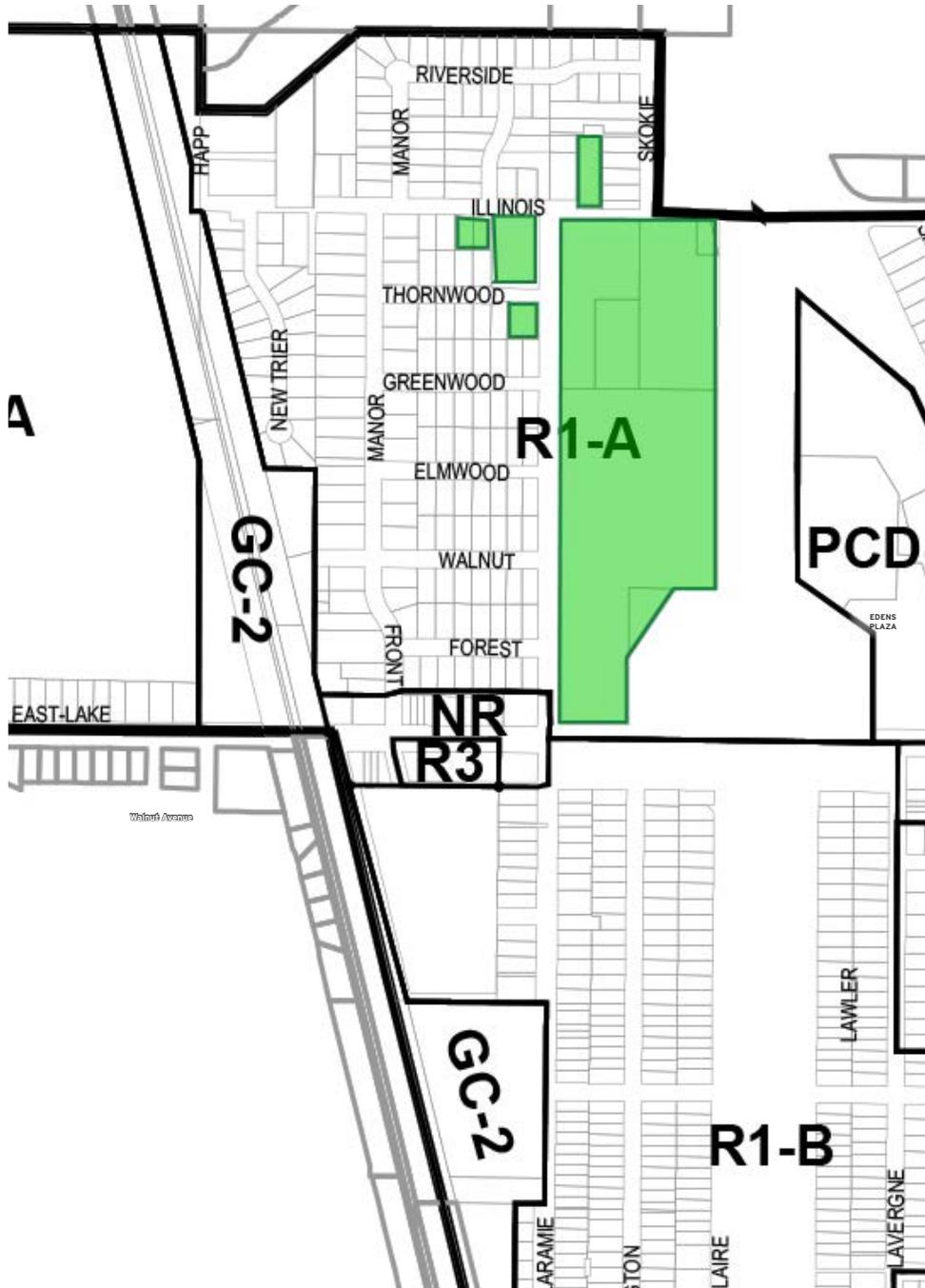
- Kimley Horn TIS assumed maximum enrollment of 2,200 students
- **Conclusions:**
 - 35 additional inbound + 35 additional outbound trips during each of A.M. + P.M. peak hours
 - Minimal impact on traffic volumes along Laramie Avenue
 - Key is implementation of effective Traffic Management Plan

STUDENT ENROLLMENT AT LOYOLA



Requested Zoning Relief

ZONING MAP & ZONING REQUIREMENTS



ZONING REQUIREMENTS (R1-A)

METRICS

LOT COVERAGE SUMMARY
 Total Site Acreage: +/- 22 AC (Main campus)
 +/- 13 AC (Outlot 1)
 +/- .39 AC (Outlot 2)

Existing Buildings: +/- 3 AC (Main campus)

PARKING (ON-SITE)
 Existing Spaces: 627 (includes 10 ADA spaces)
 Proposed Spaces: 756 (includes 14 ADA spaces)

SETBACK COVERAGE SUMMARY

MAIN CAMPUS
FRONT YARD AT LAKE AVENUE (25')
 Total Area: 6,260 SF
 Semi / Impervious Areas: 190 SF (3.03%)

REAR YARD AT ILLINOIS ROAD (40')
 Total Area: 22,406 SF
 Semi / Impervious Areas: N/A - No Proposed Improvements

SIDE YARD AT LARAMIE AVENUE (20')
 Total Area: 36,671 SF
 Semi / Impervious Areas: 8,717 SF (23.77%)

COMBINED INTERIOR SIDE YARDS (20')
 Total Area: 40,723 SF
 Semi / Impervious Areas: 13,926 SF (34.19%)



- **Amendment to and Expansion of 1993 SUP approving/authorizing:**
 - New Aquatic Center construction
 - Revised enrollment cap condition
 - New Traffic Management Plan
- **Variations to allow:**
 - Tennis court setbacks (to the east and west)
 - Tennis court fence (height and material)
 - One new identity sign on Laramie (size and number)
 - Variation for fence pier (column width and height)
 - Additional light poles (height)



THANK YOU

Questions