

File Number: 35038/001-A  
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July 14, 2017

John Adler, Community Development Director  
Lisa Roberts, Assistant Community Development Director  
Village of Wilmette  
1200 Wilmette Avenue  
Wilmette, Illinois 60091

**RE: Loyola Academy / Application for an Amendment to a Special Use Permit and for Variations**

Dear Mr. Adler and Ms. Roberts:

We represent Loyola Academy, an Illinois not-for-profit corporation ("**Loyola**"), the legal or beneficial owner of certain properties situated east and west of Laramie Avenue at its intersections with Lake Avenue on the south and Illinois Road on the north and north and south of Illinois Road (collectively, the "**Property**"). Loyola's main campus, which is located at 1100 Laramie Avenue ("**Main Campus**"), is presently governed by a Special Use Permit the Wilmette Board of Trustees approved on May 11, 1993, by the adoption of Ordinance No. 93-O-36 (the "**Special Use Permit**"). The Special Use Permit authorized the construction and maintenance on the Main Campus of a private Jesuit high school and associated facilities including classrooms and offices, indoor athletic facilities, a football stadium, tennis courts, practice fields and parking lots.

On behalf of our client, we are pleased to be submitting to you an application requesting an amendment to the Special Use Permit to facilitate the construction of a new natatorium, new parking lot improvements, new relocated tennis courts and new stormwater management improvements, and the addition of enhancements to the landscape buffers and campus edges, on the Main Campus. The application also seeks approval of zoning variations for the encroachment of the new tennis courts into the required side yard setbacks, the height and type of fence surrounding the tennis courts, and the number and size of signs on the Main Campus, and it seeks approval of modified language for certain operational conditions in the Special Use Permit related to student enrollment and traffic management. The foregoing improvements constitute Phase 1 of the Loyola Academy Master Plan described in the enclosed Entitlements Package. Loyola is not seeking authorization to construct any Phase 2 improvements at this time.

Specifically, Loyola seeks to amend the Special Use Permit pursuant to Section 5.3 of the Zoning Ordinance to approve the following:

1. The construction of a new natatorium, new parking lot improvements, new tennis courts, and new stormwater management improvements, and the addition of enhancements to the landscape buffers and campus edges, on the Main Campus;
2. Modified language for the student enrollment condition set forth in Paragraph (1) on Exhibit C to the Special Use Permit; and
3. A new traffic management plan in lieu of the previously established traffic management conditions set forth in Paragraphs (12) through (19) on Exhibit C to the Special Use Permit.

Loyola also seeks approval of the following variations in furtherance of the construction of the foregoing improvements:

- a. A variation from Zoning Ordinance Section 8.3 to permit the encroachment of the relocated tennis courts into the 20-foot side yard setback along the east side of the relocated tennis courts.
- b. A variation from Zoning Ordinance Section 8.3 to permit the encroachment of the relocated tennis courts into the 20-foot side yard setback along the west side of the relocated tennis courts.
- c. A variation from Zoning Ordinance Section 13.4(H)(2)(i) to permit the tennis court fence height to be in excess of the six-foot maximum fence height otherwise permitted.
- d. A variation from Zoning Ordinance Section 13.4(H)(2)(iii) to permit the use of chain link fencing for the relocated tennis courts.
- e. A variation from Zoning Ordinance Section 16.10(D)(2)(b) to modify the maximum size of identity or monument signs otherwise permitted.
- f. A variation from Zoning Ordinance Section 16.10(D)(1) to permit a number of identity or monument signs that is greater than otherwise permitted.

Included with this letter is evidence of Loyola's ownership of the Main Campus parcel. You will be receiving Loyola's Entitlements Package, which includes Loyola's Application for Public Hearing and Responses to Standards for Special Use Permit and Variation, under separate cover from The Lakota Group.

We look forward to working with you on this exciting project and to appearing before the Zoning Board of Appeals on September 6 for a public hearing on our client's application.

Please feel free to contact us if you have any questions or require any additional information.

Very truly yours,

**MELTZER, PURTILL & STELLE LLC**

  
Harold W. Francke

cc: Rev. Patrick E. McGrath, S.J., President, Loyola Academy  
Dennis Stonequist, Executive Vice President, Loyola Academy  
Brian Hake, CFO and Chief Operations Officer, Loyola Academy  
Scott Freres and Becky Hurley, The Lakota Group  
Julie M. Workman, Meltzer, Purtill & Stelle LLC

Attachment