Introduction

Steadily increasing enrollment has led the Lewis University community to embark on a process of planning for future growth on its main campus in Romeoville, Illinois. This master plan is intended as a living document for guiding the evolution of the University’s physical setting over the next few decades. It is meant to help current and future generations of decision makers understand where buildings, open spaces, pedestrian connections, and infrastructure should be located and how they will relate to their surroundings and the campus at large.

The projected enrollment growth of 2.5 percent annually necessitates the University to adopt a sound strategy for incremental expansion as outlined in this campus master plan. By 2021, the student population on the main campus is estimated to grow by 35 percent which would require about 2.2 million square feet of space related to academic, residential, student life, athletics, and recreational uses – approximately 675,000 square feet more than currently exists on campus. The master plan suggests ways of adding new facilities and renovating existing buildings so these space needs are met for students, faculty, and staff. By following the master plan, these changes will be undertaken respecting the University’s heritage while improving the campus for the future.

The recommendations of the master plan follow the Mission statement already established by the University to guide its programs and place. This Mission is defined by five distinctive values as follows:

**KNOWLEDGE**
The result of a lifelong pursuit of learning fostered through creative and critical interaction in a community of learners.

**FIDELITY**
The spirit that recognizes God as ultimate reality, unifying the diverse forms of knowledge in the pursuit of fullness of truth, while recognizing the diversity of human experience.

**WISDOM**
The result of the integration of reflection and action developed through higher learning throughout all of life.

**JUSTICE**
The affirmation of the equal dignity of every person and the promotion of personal and social responsibility.

**ASSOCIATION**
The process of forming a community of mutual respect, collegiality, collaboration and service.

The master plan helps the University succeed in its Mission by reflecting these values in the physical setting of the campus. Its strategies represent a consensus of ideas generated and tested through various meetings and workshops with the Campus Master Plan Task Force and the University Administrative Council.

While the plan recommends changes within the University’s physical environment, it does not determine all the programmatic needs for facilities in the future.
Lewis University Values

Knowledge

Fidelity

Association

Wisdom

Justice
Lewis University was founded in 1932 by the Archdiocese of Chicago as Holy Name Technical School, a high school designed to serve disadvantaged boys whose families were greatly impacted by the effects of the Great Depression. Shortly after it was founded, the School’s name was changed to Lewis Holy Name Technical School in honor of Chicago philanthropist Frank J. Lewis who took an active interest in the institution. Mr. Lewis provided funds to support student scholarships and the construction of several buildings at the core of campus. Those original buildings include airplane facilities, which now house the Oremus Fine Arts Center, the Student Union (the Lewis Memorial Building), Sheil Hall and a portion of the Academic Building.

During World War II, classes were suspended and the campus was utilized by the United States Navy to train pilots on an air strip that would later become the Lewis University Airport. When regular classes resumed after the war, the high school curriculum was discontinued and the reorganized school included a junior college program. As returning servicemen increasingly sought further education, Lewis expanded its offerings and soon adopted a more traditional baccalaureate curriculum. The school’s name was changed to the Lewis College of Science and Technology in 1947.

The De La Salle Christian Brothers, an international Roman Catholic teaching order, assumed leadership of the college in 1960 and, two years later, the name of the institution was shortened to Lewis College. Enrollment began to grow and major campus improvements followed.
The school was established on a campus of 170 acres of farmland that was donated to the archdiocese by Michael and Frances Fitzpatrick of Lockport.
GROWTH OF CAMPUS LOCATIONS

Enrollment rapidly increased with the baby boomer generation, reaching 2,700 students by the mid-1970s. To accommodate this growth, a major building campaign was launched on campus to construct new classrooms and laboratories, two residence halls, the Learning Resource Center, a gymnasium and a modern aviation building.

Lewis became a university in 1973 with the addition of graduate degree programs. During the 1980s, the University grew beyond its main campus in Romeoville to sites within the Chicago area to meet student demand and increase access to its programs. Meanwhile, new construction and major renovations were undertaken on the main campus as part of a $200–million program launched in 1988 by new president Brother James Gaffney, FSC. These improvements continued in the 1990s with the new Harold E. White Aviation Center and renovation of Benilde Hall for the College of Business and The Career Education and Academic Support Center. Student life was reinvigorated with the construction of the Student Recreation and Fitness Center and with North Hall, the first new residence hall on the campus in nearly three decades.

Lewis regional centers are located in Chicago, Oak Brook, Tinley Park, Hickory Hills, Shorewood, and Albuquerque. All centers are readily accessible to corporate offices in Chicago and the suburbs, making it easy for students to complete professional internships.
By the early 2000s, the University expanded undergraduate and graduate offerings and achieved accreditation of certain education and professional programs. Its building portfolio expanded when the Fitzpatrick House, located across from the main campus on Route 53, was acquired. This 1842 limestone structure was part of the homestead that included the original 170 acres of campus donated to the Chicago Archdiocese by Michael and Frances Fitzpatrick. This county landmark has since become the Lewis University History Center.

Lewis University continued to break enrollment records, reaching 5,000 students in 2004. Several construction projects were initiated to meet this growing population, including the transformation of De La Salle Hall and an addition to the landmark Sancta Alberta Chapel at the core of campus. Student life was greatly enhanced with the addition of three residential buildings: Pope John Paul II Hall, Mother Teresa Hall and Dorothy Day Hall.
In 2011, Lewis completed the “greenest” building project in its history — The new Science Center with laboratories for biology, chemistry and physics. The bold contemporary structure, the first on campus to be registered for LEED certification, proclaims Lewis’s pursuit of 21st-century innovation. In the same year, the University opened a new stadium complex featuring a multi-sport field and nine-lane competition track.

Northeast of the main campus, Lewis remodeled space within St. Charles Borromeo Center to add much needed classrooms and faculty offices. The University is purchasing the building from the Joliet Diocese.

The University has expanded its reach to the nearby city and suburbs by opening satellite centers in Chicago, Hickory Hills, Oak Brook, Shorewood and Tinley Park since the 1980s. The University also offers degree programs at two sites in Albuquerque, New Mexico, which include facilities on the Kirtland Air Force Base.

The new Science Center, the greenest building on campus with LEED Silver Certification, represents Lewis’s commitment to innovation.
CURRENT RECORD OF EDUCATIONAL EXCELLENCE

Over recent years, this Catholic and Lasallian university has evolved into a dynamic, coeducational and comprehensive institution with a diverse student body. Enrollment has increased by 35 percent since 2004 to the current level of more than 6,500 undergraduate and graduate students. Lewis employs 235 full-time faculty members and maintains a relatively low student to faculty ratio of 13:1 to encourage interaction and collaboration. About 64 percent of classes have fewer than 20 students. The freshman retention rate is 81 percent and about 37 percent of the traditional undergraduate students live on campus.

Lewis is now the seventh largest private school in Illinois, according to full-time equivalency figures. The University is ranked by The Princeton Review and U.S. News & World Report as one of the best higher education institutions in the region. Lewis offers more than 80 undergraduate majors and programs of study, accelerated degree completion options for working adults, various aviation programs and 25 graduate programs in nine fields. It remains faithful to its Lasallian heritage by offering a curriculum focused on the values of knowledge, fidelity, wisdom and justice. Lewis continues to build on this rich tradition through this master plan for its main campus.

Excellence at a Glance

- 35% Enrollment Increase since 2004
- 13:1 Student to Faculty Ratio
- 64% of Classes with < 20 Students
- 235 Full-time Faculty Members
- 81% Freshman Retention Rate
- 80 Undergraduate Majors

▲ A low student to faculty ratio encourages interaction and collaboration.
The planning process was structured to determine how well the physical qualities of the campus currently support the University in its Mission and how these qualities can be changed to better serve this goal over the next decade.

RESEARCH AND ANALYSIS
At the outset of the process, a SWOT (strengths, weaknesses, opportunities and threats) analysis was undertaken by the Campus Master Planning Task Force and planning consultants over several months to evaluate the assets and drawbacks of the institution and its physical setting. The information gathered during this stage helped to provide an integrated picture of the University and shared understanding of campus needs.

OBSERVATIONS
Walking tours of the main campus and documentation of existing building uses, road networks, parking and open spaces helped to form a picture that informed subsequent phases of the planning process. Comparing the main campus to the settings of other universities helped to put these physical characteristics into a larger context and contributed to a broader understanding of the challenges faced by the University as it expands.

CONCEPTUAL PLAN
Based on the previous analysis and established guiding principles, a Conceptual Plan was developed to establish the fundamental relationships of uses on campus. In addition to addressing the main campus, the plan considers the future of the Athletics Complex, the potential for a town-gown development, as well as the acquisition of the St. Charles Borromeo Center. The resulting diagram of academic, residential, recreational and shared zones (see page 17) illustrates where different uses are concentrated on campus to suggest a scenario for the future. Like a sketch before a painting, it illustrates ideas rather than details to foreshadow the most elemental aspects of the plan to come.

FINAL PLAN
Ideas generated in the previous stages were refined and integrated into the final plan. This framework for future growth includes substantial expansion of existing buildings, new construction and renovation. It recommends locations of future buildings, pathways and infrastructure so they augment current uses on campus. Building density is increased to create a more cohesive place. The pedestrian-friendly character of the campus is preserved and enhanced with connective pathways and open space. The plan incorporates the acquisition of the St. Charles Borromeo Center and its grounds as an extension of the main campus. Each component fulfills a different aspect of the University Mission and its values.

The plan provides new opportunities for learning and living without compromising the integrity of the campus. Recommendations for phasing improvements are included to offer a practical strategy for incrementally moving forward. The master plan reflects the best thinking and effort of the campus community to honor the past while offering an exciting vision of the future.
Lewis University Strategic Directions

1. Foundation for the Future
2. Distinctive Learning Experiences
3. Emerging Technologies
4. Strategic Partnerships
5. Resource Development & Stewardship
Observations

LOCAL CONTEXT

The main campus of Lewis University is located about 30 miles southwest of Chicago in Romeoville, Illinois. This 419-acre suburban setting is situated within Will County, one of the fastest growing counties in the nation. The campus lies adjacent to the Lewis University Airport, providing the facilities and hands-on training for the University’s aviation program – the oldest in the state and the only one with an airport.

Route 53 forms the eastern boundary and provides access to the campus via University Parkway. A ring road encircles the heart of the campus. Most academic buildings and the chapel are concentrated within this core and with student residences interspersed. This pedestrian-oriented environment requires generally no more than a 10-minute walk to any destination.

To the southwest of the campus core, a newly opened stadium complex features a multi-sport field and a nine-lane competition track built to National Collegiate Athletic Association (NCAA) standards. North of this facility and west of the campus tennis courts is the headquarters of the National Weather Service for the Chicago region. Just beyond the northeastern corner of the campus, the St. Charles Borromeo Center (acquisition in 2013) is utilized by the University for additional classroom and faculty offices. By car, this facility can be reached off Airport Road but is easily within walking distance from the campus.

Southwest of the core campus, a large, undeveloped tract of land offers potential for expansion. Across Route 53 from this parcel is Fitzpatrick House, an 1842 limestone residence that is now home to the Lewis University History Center.
BUILDING AND LAND USE

Lewis University supports a collegiate, walkable environment through a close-knit mix of academic and student life activity. The northern portion of the campus is mostly devoted to academic uses while the southern end is dominated by student housing. On the west and east sides are recreational and athletic facilities.

As illustrated in Figure 2, there is a wonderful blending of living and learning communities, which could be significantly advanced through the addition of student gathering spaces.

- Figure 1: Existing Building Uses
- Figure 2: Existing Land Use
- Figure 3: Aerial Campus Zones
CAMPUS OPEN SPACE

The primary public space lies within the heart of the campus and is framed by academic buildings, recreation facilities and student housing located to the west of the Sancta Alberta Chapel. This landscaped quadrangle serves as a campus crossroads and features several memorials, including the Professor Donald L. and Suellen K. Cordano Heritage Circle, Founder’s Garden and Time Plaza.

In contrast to this open space, more structured landscapes serve to heighten the importance of key transitional points within the campus. The tree-lined, symmetrical University Parkway, which serves as the main campus entrance from Route 53, provides a formal introduction to the University.

The residential area of campus to the south of the core is defined by a formal green space situated between the symmetrically balanced Mother Teresa Hall and Pope John Paul II Hall.

▲ Figure 4: Defined open spaces are memorable, but could be expanded.
One of the virtues of the campus is its compact nature which encourages a walkable campus. The quality of the open space in the core reduces the perceived distance across the campus, but the intrusion of roads and parking interrupt pedestrian flow to the south campus.

Figure 5: Pedestrian Circulation

- The beautiful pedestrian oriented core forms the heart of the campus.

- Signage directs visitors to key destinations on campus.
TRANSPORTATION AND PARKING

Parking consumes valuable space on campus. In aggregate, the surface lots comprise 20 acres, as much space as the entire academic core. The quality of the campus environment could be improved by consolidating parking at the perimeter of the campus to make room for new buildings.

Figure 6: Existing road network and paving.

Figure 7: If the surface parking lots were grouped together, the paving in size would be equal to the campus core.

Figure 8: Existing areas of pedestrian conflict.
The Lewis University property is bounded by IL RT 53 to the east and Renwick Road to the south. The property consists of the Main Campus Property, Parcels 1 through 6 and the St. Charles Borromeo Center (acquisition in 2013) property located at the southwest corner of IL RT 53 and Airport Road. The Des Plaines River is to the east of IL RT 53 and Lewis University is tributary to the Des Plaines River Watershed.

The overall site drainage of the property is from west to east towards Lewis’s main storm water management area referred to as Lake Lewis. Lake Lewis is located along the east and southeast portions of the property. The majority of Lewis University (most of the Main Campus Property and Parcels 1–6 with the exception of Parcel 2) drains to Lake Lewis either via storm sewer or overland flow. Lake Lewis’s storm water release is located within the northeast corner of Parcel 3 and is angled towards a storm sewer under IL RT 53. The areas not tributary to Lake Lewis are the northeast quadrant and the St. Charles Borromeo property. The baseball field, the Faculty Lane area, the Science Addition of 2011, the Fine Arts building, parking lots D and C, McNamara Hall and Stritch Hall make up the northeast quadrant. In 2011 The Glen, a storm water management area was constructed, between University Parkway and Faculty Lane to accommodate rainfall from the 2011 Science Addition, Fine Arts building and parking lot D. McNamara Hall, Stritch Hall and parking lot C are also tributary to the 2011 storm water management area. The storm water release of the northeast quadrant and the 2011 storm water management area is towards a dual culvert system under IL RT 53. The St. Charles Borromeo property follows the overall west to east drainage pattern and drains under IL RT 53. The airport to the west of St. Charles Borromeo release its storm water discharge through the St. Charles Borromeo site.

Throughout the property, Lewis University has implemented best management practices, landscape beds, rain gardens, bio-swales and infiltration trenches to guide rain fall back into the ground thus recharging the ground water for the endangered Hines Emerald Dragon Fly, Blanding’s Turtle and the Spotted Turtle. Per the National Wetland Map, indications of wetlands appear within the Lake Lewis area. For any development near or modifications to this area, a wetland delineation report should be performed to determine the wetland limits and any implications.
Concept Plan

The Concept Plan developed from the University’s Mission and the earlier analysis from the observation phases of the master planning process. The proposed concept builds on the existing campus framework to create more functional, coherent and enjoyable places for living and learning.

The Concept Plan realizes in physical form the Guiding Principles developed by the Master Planning Task Force. These principles build on the University’s fourth strategic plan, Student Success, Institutional Distinction, Regional Impact: The Strategic Plan for Lewis University 2012-2017, and are supported in the Concept Plan through the following guiding principles:

▲ One of Lewis University’s strengths is its cohesive sense of community.
Concept diagram illustrating interconnected open spaces framed by buildings.
Guiding Principle 1

The University should present its Mission physically as a learning community.

- Provide adequate teaching, learning and gathering spaces for existing, expanded and new programs.

The Concept Plan sites new buildings and additions to existing structures to enhance the collegial culture of Lewis University. The proposed configurations are characterized by intimate scale, increased density, open spaces framed by buildings and strong internal connections.

- Create multiple and natural physical spaces to encourage opportunities for students and faculty to congregate and build community, recognizing that interaction between faculty and students is a primary element of Lewis University’s Mission as a teaching institution.

Proposed student residence halls incorporating learning spaces are part of the plan to integrate academic and student life. They are located in close proximity to the academic core and organized around open spaces where faculty and students can gather, socialize and collaborate.

Informal gathering places are important in building community.

Learning takes place throughout the campus.
Guiding Principle 2

The University should visibly convey its distinguished character, history and values through its built environment.

- **Honor the University’s Catholic heritage.**
  The existing chapel and library are enhanced with additions and renovations, and will remain as the centerpiece of the campus core. New and remodeled academic buildings and student housing are organized around the chapel and library to acknowledge and respect their important roles on campus.

- **Construct strategic and architecturally significant buildings in places and in forms that create a sustainable image and sense of place.**
  New and expanded buildings are configured into distinctive areas within the campus to present a cohesive identity for the University. Landscape plays an integral role in enhancing each of these precincts and achieving sustainable measures such as shading buildings and mitigating storm water run-off.

*The chapel, the statue of St. John Baptist DeLaSalle, and other spaces express the Catholic and Lasallian heritage of the University.*
Guiding Principle 3

The University’s built environment should be welcoming and personally enriching to all who are on the campus.

- Provide adequate student life, co-curricular and residential spaces to accommodate anticipated growth.

The Master Plan considers enrollment projections through 2021 in adding new facilities for student and residential life, and athletics/recreation. These uses are located near academic buildings to integrate living and learning on campus.

- Provide additional access points to campus.

As part of the infrastructure improvements recommended by the Concept Plan, a new north-south road would lead to the parking areas and provide access to the rerouted University Drive encircling the campus.

- Assure safe and pleasant connections between spaces and buildings on campus.

Existing pathways are reinforced and augmented to provide connections to buildings through landscaped open spaces. This network respects the pedestrian character of the campus, requiring generally no more than a 10-minute walk to any destination.

- Utilize quad spaces as organizational elements for new building orientation.

Academic buildings, housing, offices and other uses are organized to frame and better define existing quads and new open spaces.

- Enhance green spaces and enhance pedestrian uses and experiences.

Pedestrian paths and open spaces are reinforced and strengthened with landscaping to create both picturesque and formal settings. Routes through the campus are more clearly defined.

- Provide sufficient on-campus parking that is aesthetically integrated into the new campus design.

New parking at the western edge of campus is flanked by buildings in a manner similar to how open space is framed by buildings in the academic core.

▲ Existing pathways are reinforced and enhanced.
Guiding Principle 4

The University environment should promote sustainable, ecological and physiological well-being through the following practices:

- **Balance the needs of the natural and built environments.**
  Landscaped open space is interwoven throughout the campus and new quads created as the focus of grouped academic and residential buildings.

- **Demonstrate best sustainable practices.**
  Environmental stewardship is an important part of the University’s Mission. The Concept Plan supports the creation of a sustainable campus through landscaped grounds, renovation projects and environmentally sensitive construction. Impervious surfaces are reduced by constructing buildings on existing parking lots.

- **Encourage healthy lifestyles by encouraging walking or biking versus driving.**
  The plan consolidates internal roads, enhances paths and relocates the number of parking spaces to ensure a more pedestrian and bike friendly campus.

- **Develop partnerships with the external community that will play a major role in development of campus land and campus planning processes.**
  Town-gown partnerships could be encouraged with new development at the southern end of campus nearest the student housing and athletic complex.

![The plan supports environmental stewardship.](image1)

![Walking is encouraged on campus.](image2)
Lewis University Campus Master Plan

Figure 10: Existing Open Space

Figure 11: Potential Campus Grid

Figure 12: Proposed Defined Open Spaces

Figure 13: Open Space defined by buildings as walls in outdoor rooms
Figure 14: Proposed Land Use Plan
Final Plan

From ideas generated throughout the planning process, the final master plan represents a blueprint for future growth of academic, student life and support facilities as well as infrastructure and parking. With this plan, the University is well positioned to accommodate enrollment growth and program needs during its next phases of development.

ACADEMIC BUILDINGS

The master plan recommends building on the renovations and additions planned through 2015. These projects include renovation of the Academic Building, former Science Building and Sheil Hall, relocating the College of Business to the St. Charles Borromeo Center, as well as additions to the Oremus Fine Arts Building and College of Nursing and Health Professions to support their growing programs.

The next phase of academic projects, to be undertaken from 2015 to 2020, may include renovating and expanding the Aviation Building and possibly constructing new hangars for the Flight Department.

An academic or student life building could be constructed to the east of the Neil Carey Arena to frame and better define the main quad. Infrastructure for distance learning is installed to update existing classrooms with the latest technology. Long-term, south of the campus entrance drive, a new grouping of academic buildings could be built around a newly created quad to reinforce patterns of open spaces, pathways and views.
New student housing incorporating learning spaces is recommended for the south end of the campus. These residence halls could increase the number of students living on campus from 37 percent of the Romeoville traditional undergraduate enrollment to perhaps 40-50 percent. The fifth and sixth residence halls, planned for 2015 to 2020, would add 400 beds to the campus. They are symmetrically arranged to respect the way that the three existing residence halls and planned 196-bed hall are sited around open space.

In 2012, Sheil Hall underwent a complete renovation transforming the one of the oldest buildings on campus into a modern residence hall. St. Charles Borromeo (acquisition in 2013) will undergo life and safety renovations in order to provide more than 100 beds.

Student population on campus may increase to 40-50 percent for traditional undergraduates.

**ROMEODEVILLE CAMPUS INCREASED HOUSING SCENARIOS**

- **37% Undergraduate Housed On Campus – Existing Ratios**
- **40% Housing Test**
- **50% Housing Test**

![Graph showing increased housing scenarios from 2010 to 2021](image-url)
**ROME OVILLE CAMPUS PARKING DEMAND**

(Enrollment Projection for Romeoville Campus)

**CAMPUS COMMUNITY SUPPORT**

The master plan suggests a new Welcome Center be built at the end of the main approach to campus to welcome prospective students and guests. An Early Childhood Center could be located on campus to provide daycare services and teaching experience for education degree students. Facilities Management offices could be moved into Cody Hall to make space in South Hall available for other uses.

**PARKING AND INFRASTRUCTURE**

A new entrance at the southern end of campus leads past the site of the stadium complex and student housing to a new parking lot at the western edge of the academic core. This lot consolidates the parking previously scattered around campus and will eventually become the main parking lot. University Drive is rerouted around the campus so the academic core to the north and student housing to the south are unified to form a cohesive, pedestrian-oriented place. Pathways connect the different areas of campus generally within a 10-minute walk of any destination.

Infrastructure on the main campus is updated, including an expansion of the central plant behind the new Student Center to accommodate increased heating and cooling loads generated by the increased density on campus. During 2015 to 2020, the infrastructure will be expanded into the southern portion of the campus to support new student residences and future development on vacant land.
ST. CHARLES BORROMEO CENTER

▲ Existing St. Charles Borromeo Center

▲ Potential St. Charles Borromeo Center Part of Lewis University

▲ Keyplan
The Learning Resource Center is in need of refurbishment. By opening up the center, natural light could enter during the day. The building acts as a beacon by night, and would become a hub of active learning.
Implementation

PROJECTS 2011-2015

ACADEMIC
A Renovation of existing Science Building
B Academic Building Renovation
C Oremus Fine Arts Addition
D St. Charles Borromeo Acquisition and Renovation
E 22,000 SF Nursing Addition

CAMPUS LIFE
F Sheil Hall Renovation
G 4th Residence Hall (196 Beds)
I Dining Room Renovation
H Sancta Alberta Chapel Renovation

SUPPORT
- Infrastructure – Main Campus

▲ Campus development 2011–2015
PROJECTS 2015-2020

ACADEMIC
A Student Center
B Distance Learning Infrastructure
C Aviation Building renovation
D New Flight Dept. Hangars

CAMPUS LIFE
E 5th and 6th Residence Halls (400 Beds)
F JFK Gym Expansion (locker rooms, offices)
G Existing Student Union Renovation
H Stadium Facility (locker rooms & wash rooms) & Recreation Fields

SUPPORT
I New Visitor / Admissions Center
J Early Childhood Center
K Infrastructure Expansion South
L New Facilities Building

▲ Campus development 2015–2020
PROJECTS BEYOND 2020

ACADEMIC
A New Academic Buildings
B Potential East Academic Quad

CAMPUS LIFE
C New Residence Halls

SUPPORT
• Infrastructure – Main Campus

▲ Campus development beyond 2020
# Acknowledgements

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<td>Kurt Schackmuth, Ph.D.</td>
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<td>Assoc. Vice President for Mission</td>
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<td>John Dalby, M.S.</td>
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<tr>
<td>Chief Information Technology Officer</td>
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