

DEVELOPMENT PETITION FORM

DEVELOPMENT NAME (should be consistent with plat): IPSD 204 STEPS program
ADDRESS OF SUBJECT PROPERTY: 387 Shuman Blvd., Naperville, IL
PARCEL IDENTIFICATION NUMBER (P.I.N.): 07-01-400-029 60563

I. PETITIONER: Indian Prairie School District 204

PETITIONER'S ADDRESS: 780 Shoreline Drive

CITY: Aurora STATE: IL ZIP CODE: 60504

PHONE: 630-375-3000 EMAIL ADDRESS: _____

II. OWNER(S): Shuman 387, LLC

OWNER'S ADDRESS: 387 Shuman Blvd., Suite 206 E

CITY: Naperville STATE: IL ZIP CODE: 60563

PHONE: 630-355-2000 EMAIL ADDRESS: Mari@dynamcenter.com

III. PRIMARY CONTACT (review comments sent to this contact): Christina Sepiol

RELATIONSHIP TO PETITIONER: Assistant Superintendent

PHONE: 630-375-3061 EMAIL ADDRESS: christina-sepiol@ipsd.org

IV. OTHER STAFF

NAME: Adrian Talley

RELATIONSHIP TO PETITIONER: Superintendent

PHONE: 630-375-3924 EMAIL ADDRESS: Adrian-Talley@ipsd.org

NAME: _____

RELATIONSHIP TO PETITIONER: _____

PHONE: _____ EMAIL ADDRESS: _____

V. PROPOSED DEVELOPMENT

(check applicable and provide responses to corresponding exhibits on separate sheet)

<p>PZC&CC Processes</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Annexation (Exhibit 3) <input type="checkbox"/> Rezoning (Exhibit 4) <input checked="" type="checkbox"/> Conditional Use (Exhibit 1) <input type="checkbox"/> Major Change to Conditional Use (Exhibit 1) <input type="checkbox"/> Planned Unit Development (PUD) (Exhibit 2) <input type="checkbox"/> Major Change to PUD (Exhibit 2) <input type="checkbox"/> Preliminary PUD Plat (Exhibit 2) <input type="checkbox"/> Preliminary/Final PUD Plat <input type="checkbox"/> PUD Deviation (Exhibit 6) <input type="checkbox"/> Zoning Variance (Exhibit 7) <input type="checkbox"/> Sign Variance (Exhibit 7) <input type="checkbox"/> Subdivision Variance to Section 7-4-4
<p>CC Only Process</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Minor Change to Conditional Use (Exhibit 1) <input type="checkbox"/> Minor Change to PUD (Exhibit 2) <input type="checkbox"/> Deviation to Platted Setback (Exhibit 8) <input type="checkbox"/> Amendment to an Existing Annexation Agreement <input type="checkbox"/> Preliminary Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Final Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Preliminary/Final Subdivision Plat (creating new buildable lots) <input type="checkbox"/> Final PUD Plat (Exhibit 2) <input type="checkbox"/> Subdivision Deviation (Exhibit 8) <input type="checkbox"/> Plat of Right-of-Way Vacation
<p>Administrative Review Administrative Review</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Administrative Subdivision Plat (no new buildable lots are being created) <input type="checkbox"/> Administrative Adjustment to Conditional Use <input type="checkbox"/> Administrative Adjustment to PUD <input type="checkbox"/> Plat of Easement Dedication/Vacation <input type="checkbox"/> Landscape Variance (Exhibit 5)
<p>Other</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Please specify:

ACREAGE OF PROPERTY: 8.75 acres

DESCRIPTION OF PROPOSAL/USE (use a separate sheet if necessary)

See attached.

Indian Prairie STEPS Program
Description of Use
for
Property at 387 Shuman Blvd., Naperville, IL.

The use of this property is for the STEPS (Supportive Training Experience Post-Secondary) program run by Indian Prairie School District 204. This transition program, for young adults 18-22 years of age, provides a range of options and supports that are necessary for students who exhibit deficits in the areas of cognition and learning, communication, social skills, emotional regulation and/or executive functioning. STEPS focuses on skills aimed at achieving a student's individual goals for independent living after high school.

Opportunities and activities that promote independent may include work training, partnering with community recreational and/or volunteer programs, accessing community college support, and enjoying various community resources. Over 55 of the young adults in the program have active job sites in the community where they are learning and practicing job skills under the supervision of a District 204 staff member. Within the program, the young adults are supported by teachers and the services of physical therapists, occupational therapists, nursing, vocational coordinators, speech pathologists, and teaching assistants. A life skills approach to academics is used to optimize the functionality of what is being taught.

The STEPS program follows the established school calendar for Indian Prairie School District 204, including observance of holidays and winter/spring break. The school day runs from 7:30 a.m. to 1:45p.m. Staff remain in the building until 2:45 p.m. There are projected to be approximately 120 young adults and 55 staff for the 2022-23 school year. The impact on adjacent users, given that the program will occupy nearly the entire east side of the building, will be minimal. Students will enter a common hallway and be allowed a secure access, via key card, to the space. Some students will need to access the space via elevator to accommodate wheelchair usage.

A summer program running from mid-June through mid-July also has students in a shortened day session from Monday through Thursday. The summer program is an extension of the school year program and no other use for the space is anticipated.

The parking space available for staff is ample. In the morning, the young adults will arrive via bus. Approximately 20 buses will arrive each day. A plan for drop off and pick up in the afternoon is attached for review. This process will not impede or otherwise affect the other tenants of the building. The current time for the completion of drop off is under 10 minutes. The transportation plan for review will not affect any other tenant from entering or exiting the building, nor will it result in a traffic or roadway capacity issue. There is also no issue with the level of available parking to accommodate the STEPS staff, as the parking lot area is extremely large.

Students will enter the main lobby and proceed down the stairs to the common hallway, where they will sign in with the STEPS receptionist and be buzzed into the space. During the day, some students will be leaving to go to their job sites, community volunteer sites, YMCA/fitness locations, or other community locations. They will sign out with the receptionist and be back before the program dismissal at 1:45 p.m.

The presence of a program for young adults with disabilities has a tremendously positive impact on the other tenants, surrounding businesses (as potential future work sites or volunteer sites), and community. The young adults are eager to make a difference in their surroundings and learn the skills that will make them contributing members of the community and society. Their energy and authenticity are inspiring and make for a creative use of the subject property.

Conditional Use Application - Exhibit 1

Indian Prairie School District 204 STEPS Program

387 Shuman Blvd., Naperville, IL 60563

- 1. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare.**

The conditional use of the property is for an adult transition program, serving students of Indian Prairie School District 204 who are 18-22 years of age. Adult living skills, social skills, functional academic instruction, and vocational skills will be taught at this facility. The instruction being delivered in the building will have no impact on public health, safety and general welfare. This program is aimed at increasing the skills of young adults with disabilities so as to contribute in a positive way to the general welfare of the community.

- 2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

The STEPS transition program is self-sufficient and will not impede any person or entity from the enjoyment of their property. The STEPS young adults are active in the community through training work sites with local businesses as well as volunteer opportunities. None of the activities that the STEPS young adults engage in will have any effect, much less a negative effect, on the property values within the industrial neighborhood in which the property resides.

- 3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district.**

The STEPS transition program conducts its instruction within the allotted space and young adults often leave the property to pursue vocational and volunteer opportunities. They do not go into other spaces that are not designated for them or the public. Any effort to develop or improve adjacent property will not be impeded by the

instructional use of the STEPS program or the movement of young adults from this space. This program will have no effect on any efforts of adjacent property development and/or improvement.

4. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.

The STEPS transition program is designed to assist young adults with disabilities the skills needed to become as independent as possible, given the nature and extent of their challenges. They receive skills instruction on site as well as within the community. The intended outcome is to produce young adults who are contributing members of the community that have a positive impact. The conditional use of the property is intentionally positive for both students and the community and is not in conflict with the adopted comprehensive master plan.

VI. REQUIRED SCHOOL AND PARK DONATIONS (RESIDENTIAL DEVELOPMENT ONLY)

(per Section 7-3-5: Dedication of Park Lands and School Sites or for Payments or Fees in Lieu of)

Required School Donation will be met by:

- Cash Donation (paid prior to plat recordation)
- Cash Donation (paid per permit basis prior to issuance of each building permit)
- Land Dedication

Required Park Donation will be met by:

- Cash Donation (paid prior to plat recordation)
- Cash Donation (paid per permit basis prior to issuance of each building permit)
- Land Dedication

VII. PETITIONER'S SIGNATURE

I, Adrian B. Talle (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

[Handwritten Signature]
(Signature of Petitioner or authorized agent)

6/20/22
(Date)

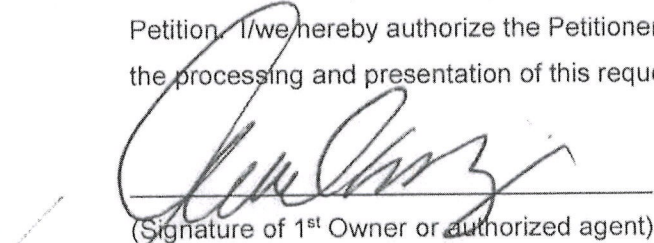
SUBSCRIBED AND SWORN TO before me this 20 day of June, 2022

[Handwritten Signature]
(Notary Public and Seal)



VIII. OWNER'S AUTHORIZATION LETTER¹

I/we hereby certify that I/we am/are the owner(s) of the above described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Petition. I/we hereby authorize the Petitioner listed on this Petition to act on my/our behalf during the processing and presentation of this request(s).



(Signature of 1st Owner or authorized agent)

(Signature of 2nd Owner or authorized agent)

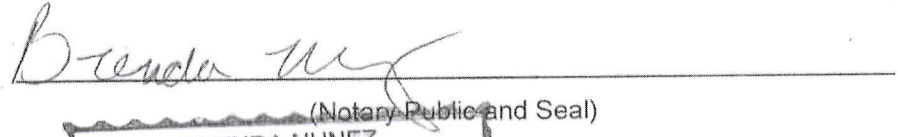
6/15/2022
(Date)

(Date)

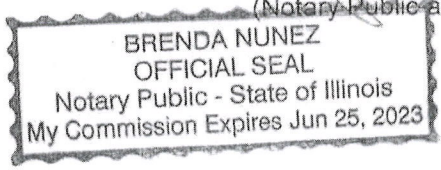
Mari Rodriguez - ^{operations} Director
1st Owner's Printed Name and Title

2nd Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 15 day of June, 2022



(Notary Public and Seal)



¹ Please include additional pages if there are more than two owners.

LOT 15 IN NAPERVILLE OFFICE PART ASSESSMENT PLAT NO. 3, BEING A RESUBDIVISION OF PART OF LOT 14 IN NAPERVILLE OFFICE PARK ASSESSMENT PLAT NO. 2, BEING A RESUBDIVISION OF LOT 1 IN NAPERVILLE OFFICE PARK ASSESSMENT PLAT NO. 1, BEING A SUBDIVISION OF PART OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 11, 1980 AS DOCUMENT R80-77214, IN DUPAGE COUNTY, ILLINOIS.

AND ALSO DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY CORNER OF ALEXIS R. SHUMAN BOULEVARD, DEDICATED FOR PUBLIC STREET, ACCORDING TO THE PLAT OF DEDICATION RECORDED AS DOCUMENT NO. R77-77976, SAID POINT BEING ON THE EASTERLY LINE OF A 100 FOOT WIDE STRIP OF LAND (AS MONUMENTED AND OCCUPIED) (MILL STREET) CONVEYED TO THE COUNTY OF DUPAGE PER DOCUMENT NOS. R73-30145 AND R73-68244; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE OF THE FOLLOWING THREE CURVES, COURSE AND DISTANCE: (1) NORTHWESTERLY ALONG AN ARC OF A CIRCLE, CONVEX TO THE NORTHEAST HAVING A RADIUS OF 1004.93 FEET, THE CHORD THEREOF HAVING A BEARING OF NORTH 41 DEGREES 46 MINUTES 33 SECONDS WEST, AND A LENGTH OF 80.70 FEET, AN ARC DISTANCE OF 80.72 FEET TO A POINT OF TANGENCY; (2) THENCE NORTH 44 DEGREES 04 MINUTES 37 SECONDS WEST, A DISTANCE OF 165.45 FEET TO A POINT OF CURVATURE; (3) THENCE NORTHWESTERLY ALONG AN ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST, HAVING A RADIUS OF 904.93 FEET, THE CHORD THEREOF HAVING A BEARING OF NORTH 41 DEGREES 19 MINUTES 37 SECONDS WEST AND A LENGTH OF 86.83 FEET, AN ARC DISTANCE OF 86.87 FEET TO THE POINT OF BEGINNING; THENCE NORTH 51 DEGREES 25 MINUTES 23 SECONDS EAST, A DISTANCE OF 95 FEET; THENCE SOUTH 60 DEGREES 06 MINUTES 26 SECONDS EAST, A DISTANCE OF 175.08 FEET; THENCE NORTH 87 DEGREES 36 MINUTES 20 SECONDS EAST, A DISTANCE OF 120 FEET; THENCE SOUTH 29 DEGREES 23 MINUTES 40 SECONDS EAST, A DISTANCE OF 112 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF ALEXIS R. SHUMAN BOULEVARD, AFORESAID, SAID POINT BEING 67.68 FEET ARC DISTANCE EASTERLY FROM A POINT OF CURVATURE ON SAID NORTHERLY LINE OF SAID BOULEVARD; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE OF SAID BOULEVARD, BEING ALONG AN ARC OF A CIRCLE, CONVEX TO THE NORTHWEST, HAVING A RADIUS OF 554 FEET, THE CHORD THEREOF HAVING A BEARING OF NORTH 67 DEGREES 01 MINUTES 04 SECONDS EAST, AND A LENGTH OF 123.74 FEET, AN ARC DISTANCE OF 124 FEET; THENCE NORTH 16 DEGREES 34 MINUTES 12 SECONDS WEST, A DISTANCE OF 197.31 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 483.76 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF LOT 14 IN THE NORTHERN ILLINOIS GAS COMPANY NAPERVILLE TOWNSHIP ASSESSMENT PLAT NO. 1 AS RECORDED AS DOCUMENT NO. 938353 AND SHOWN ON PLAT RECORDED AS DOCUMENT NO. R64-27940, SAID POINT BEING 706.16 FEET NORTH 89 DEGREES 46 MINUTES 03 SECONDS EAST, FROM THE INTERSECTION OF THE CENTERLINE OF WEST STREET WITH THE SOUTH LINE OF LOTS 13 AND 14 IN SAID NORTHERN ILLINOIS GAS COMPANY NAPERVILLE TOWNSHIP ASSESSMENT PLAT NO. 1; THENCE SOUTH 89 DEGREES 46 MINUTES 03 SECONDS WEST ALONG SAID SOUTH LINES OF LOTS 13 AND 14, A DISTANCE OF 706.16 FEET TO THE CENTERLINE OF WEST STREET; THENCE SOUTH 0 DEGREES 10 MINUTES 40 SECONDS EAST, ALONG SAID CENTERLINE OF WEST STREET, A DISTANCE OF 169.20 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED PER DOCUMENT NO. R67-11347; THENCE NORTH 88 DEGREES 50 MINUTES 36 SECONDS EAST, ALONG THE NORTH LINE OF TRACT CONVEYED PER DOCUMENT R67-11347, A DISTANCE OF 59.65 FEET, MORE OR LESS, TO THE EASTERLY LINE OF MILL STREET AFORESAID; THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE OF MILL STREET, BEING ALONG AN ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 904.93 FEET, THE CHORD THEREOF HAVING A BEARING OF SOUTH 23 DEGREES 33 MINUTES 48 SECONDS EAST AND A LENGTH OF 468.84 FEET, AN ARC DISTANCE OF 474.25 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THAT PART OF THE ABOVE DESCRIBED PROPERTY DEDICATED TO THE CITY OF NAPERVILLE FOR HIGHWAY PURPOSES BY PLAT OF DEDICATION RECORDED AUGUST 20, 1968 IN BOOK 55, PAGE 59 AS DOCUMENT NO. R68-37892 AND CONVEYED TO THE COUNTY OF DUPAGE BY DEED RECORDED MAY 25, 1973 AS DOCUMENT NO. R73-30145, ALL IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 387 SHUMAN BOULEVARD, NAPERVILLE, ILLINOIS

PIN: 07-01-400-029

Address:
387 Shuman Blvd.
Naperville, IL 60563

GENERAL NOTES:
 THESE PLANS ARE BASED ON THE ALTA ACEN LAND TITLE REPORT DATED 08/27/18 BY EDWARD J. MALLOY & ASSOCIATES, LTD. 1200 MARK STREET, BENSenville, IL 60008.
 1. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE ADJACENT PROPERTY OWNERS TO VERIFY THE EXISTING PROPERTY LINES AND AREAS WORKING FROM THE MOST CURRENT SET OF PLANS AND RECORDS.
 2. CONSTRUCTION SHALL BE PERFORMED FROM THE PLAN.

ON SITE PARKING DATA
 REGULAR SPACES 453
 TOTAL SPACES 462
 3.33 PER 1,000 GFA - OFFICE, OFFICE
 50 X 10 - 150 PARKING SPACES FOR MEDICAL
 453 PARKING SPACES REQUIRED
 452 PARKING SPACES PROVIDED

SITE DATA
 LOT AREA 372,200 S.F. (8.6 AC.)
 BUILDING AREA 112,000 S.F.

SITE PLAN NOTES:
 1. ALL DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO THE LATEST PROPERTY LINE.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE CURB.
 3. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 4. ALL STRIPING TO BE DOUBLE COATED, 4" YELLOW PAINT.
 5. WHERE FEASIBLE, DRIVEWAYS SHALL BE GRADED TO CROSS A TAPERING RAMP OR CURB TO THE DRIVEWAY.
 6. DRIVEWAYS SHALL BE PAINTED USING YELLOW, "SLIP RESISTANT" PAINT.

