

PIN: 07-01-400-029

ADDRESS:
387 SHUMAN BLVD.
NAPERVILLE, IL 60563

PREPARED BY:
CITY OF NAPERVILLE
LEGAL DEPARTMENT
630/420-4170

RETURN TO:
CITY OF NAPERVILLE
CITY CLERK'S OFFICE
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

PZC Case #22-1-062

ORDINANCE NO. 22- __

**AN ORDINANCE APPROVING A CONDITIONAL USE
FOR PUBLIC ASSEMBLY IN THE ORI DISTRICT FOR THE PROPERTY LOCATED AT
387 SHUMAN BLVD. (IPSD 204 STEPS PROGRAM)**

RECITALS

1. **WHEREAS**, Indian Prairie School District 204 (IPSD 204) ("**Petitioner**"), has petitioned the City of Naperville for approval of a conditional use for public assembly to run the IPSD 204 STEPS (Supportive Training Experience Post-Secondary) program in the ORI (Office, Research and Light Industry) zoning district, for the property located at 387 Shuman Boulevard, Naperville, Illinois, legally described on **Exhibit A** and depicted on **Exhibit B** ("**Subject Property**"); and
2. **WHEREAS**, the owner of the Subject Property is Shuman 387, LLC, 387 Shuman Blvd., Suite 206E, Naperville, IL 60563 ("**Owner**"); and
3. **WHEREAS**, the Subject Property is currently zoned ORI (Office, Research and Light Industry District) and is improved with a 3-story, 110,000 square foot, multi-tenant office building; and

4. **WHEREAS**, pursuant to Section 6-8B-3:15 (ORI/Conditional Uses) of the Naperville Municipal Code, the Petitioner requests approval of a conditional use for public assembly to run the STEPS (Supportive Training Experience Post-Secondary) program for young adults; and
5. **WHEREAS**, the STEPS Program is a transition program for young adults 18-22 years of age that focuses on skills aimed at achieving a student's individual goals for independent living after high school; and
6. **WHEREAS**, approximately 120 young adults and 55 staff are expected to be a part of the program for the 2022/23 school year, and the Petitioner proposes utilizing approximately 21,900 sq. ft. on the first floor of the 110,000 square foot building to run the program; and
7. **WHEREAS**, approximately 88,100 square feet, or 80% of the building, will continue to be used for professional and medical offices; and
8. **WHEREAS**, young adults will arrive on the Subject Property via bus in the morning, and approximately 20 buses are anticipated each day; and
9. **WHEREAS**, the Petitioner has submitted a bus circulation plan as provided in **Exhibit C** attached hereto; and
10. **WHEREAS**, the Petitioner's STEPS program complies with the public assembly regulations identified in Section 6-2-29 (Public Assembly Uses) of the Naperville Municipal Code; and
11. **WHEREAS**, the City's Land Use Master Plan identifies the future place type for the Subject Property as Employment Center, and the proposed use is compatible with this designation since several community facilities like the proposed STEPS

program (including schools) are identified as supporting uses in this place type;
and

12. **WHEREAS**, the requested conditional use meets the standards for conditional uses as provided in **Exhibit D** attached hereto; and

13. **WHEREAS**, on July 20, 2022, the Planning and Zoning Commission conducted a public hearing to consider the requested conditional use and recommended approval of the Petitioner's request; and

14. **WHEREAS**, the City Council of the City of Naperville has determined that the Petitioner's request should be granted as provided herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in exercise of its home rule powers, as follows:

SECTION 1: The foregoing recitals are incorporated as though fully set forth in this Section 1. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: A conditional use to allow for a public assembly use pursuant to Section 6-8B-3:15 (ORI/Conditional Uses) of the Naperville Municipal Code is hereby granted.

SECTION 3: This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

SECTION 4: The City Clerk is authorized and directed to record this Ordinance with the DuPage County Recorder.

SECTION 5: If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such

section, paragraph, or provision, shall not affect any of the remaining provisions of this Ordinance or any other City ordinance, resolution, or provision of the Naperville Municipal Code.

SECTION 6: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this _____ day of _____, 2022.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of _____, 2022.

Steve Chirico
Mayor

ATTEST:

Pam Gallahue, Ph. D.
City Clerk