

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)
)
CITY OF WARRENVILLE)

PETITION TO THE CITY OF WARRENVILLE CITY COUNCIL AND PLAN COMMISSION FOR ENTITLEMENTS REGARDING ORION STEM SCHOOL

The undersigned Petitioner, W ESTATE, LLC an Illinois limited liability company (hereinafter “the Petitioner”), respectfully petitions the City of Warrenville to approve the following: (i) approval of a site specific amendment in the Special Development District known as Cantera (“Cantera”); (ii) approval of a major amendment to the Cantera Planned Unit Development; and (iii) such other variances, departures or deviations as may be necessary to develop the property legally described on Exhibit A and commonly known as 4520 Weaver Parkway, Warrenville, Illinois (“Subject Property”) as depicted on the plans submitted herewith pursuant to the appropriate provisions of the Warrenville Municipal Code, as amended (hereinafter the “Code”).

In support of this Petition, the Petitioner represents to the City of Warrenville as follows.

BACKGROUND INFORMATION

1. The Petitioner is an Illinois limited liability company, with a principal place of business address of 3644 White Eagle Drive, Naperville, IL 60564, and is the contract purchaser of the Subject Property.
2. Ross-Jupiter Associate, L.L.C., an Illinois limited liability company, is the owner of the Subject Property, with a principal place of business address of 35 East Wacker Drive, Suite 2200, Chicago, IL 60601 (“Owner”).
3. The Subject Property consists of 7 acres and is currently improved with a 60,000 square foot, plus 15,000 square foot basement office building (the “4520 Weaver Building”) within Cantera.
4. The 4520 Weaver Building has been vacant for several years, leaving the Subject Property underutilized for an extended period of time.
5. Petitioner proposes to repurpose the 4520 Weaver Building and construct a 13,787 square foot addition (the “Addition”) to collectively accommodate a STEM school called Orion STEM Schools (grades 6-12) with associated parking and outdoor learning and recreational

space (“Orion STEM Schools”).

6. W Estate LLC, will be the real estate holding company for ASR W SPARK ED LLC which is the operating company of the Orion STEM Schools.

7. Under a separate entity, the manager of V Estate LLC received the requisite approvals from the City of Naperville for an Orion STEM Schools (grades K-5) campus on the southwest corner of Mill Street and Diehl Road (“Elementary Campus”).

8. Petitioner intends to build upon the Orion STEM Schools vision and provide a campus for grades 6-12 at the Subject Property.

9. The Subject Property presents an excellent canvas for an extension of the Orion STEM Schools Elementary Campus and will ultimately strengthen and support the other uses within Cantera.

SUMMARY OF DEVELOPMENT

The Subject Property is located at 4520 Weaver Parkway within the Cantera PUD. The Petitioner is seeking to repurpose the existing building and construct a 13,787 square foot addition to accommodate a STEM School for grades 6 through 12. The Addition will generally provide for a theater in addition to a gymnasium and storm shelter as required by Illinois Law.

ORION STEM SCHOOLS

BACKGROUND INFORMATION

Orion STEM Schools was founded with a mission to redefine education by combining rigorous STEM learning with entrepreneurial thinking, human-centered design, and real-world application. The vision for Orion STEM Schools began over 23 years ago, when the founder identified a need for an education system that empowers students with innovation, leadership, and problem-solving skills—critical competencies for an ever-evolving world.

The first step in this journey was the establishment of three successful Reggio Emilia-inspired preschools in Naperville and Plainfield under the KLA Schools franchise, fostering curiosity-driven, inquiry-based learning from early childhood. Recognizing the growing demand for an educational model that extends beyond traditional teaching methodologies, the founder pursued

the expansion of Orion STEM Schools with a K-5 campus in Naperville, approved by the City of Naperville, located at Mill Street and Diehl Road.

Why 4520 Weaver Building in Warrenville?

The Warrenville campus (grades 6-12) is a critical extension of the Naperville elementary campus, ensuring a seamless academic journey for students who want to continue with an advanced, high-impact STEM and entrepreneurship education. This expansion aligns with Warrenville's strategic vision for educational innovation and workforce development, benefiting not only local families but also regional economic growth by cultivating a future-ready workforce.

The location at 4520 Weaver Parkway was selected for its prime accessibility within the Cantera Planned Unit Development (PUD), making it an ideal site to revitalize an underutilized commercial property into a transformative educational hub. The proposed Orion STEM Schools facility will reimagine the use of this vacant 75,000-square-foot building, integrating cutting-edge STEM labs, a black-box theater, a gymnasium, and outdoor experiential learning spaces.

With STEM occupations growing 20% faster than other fields, the need for educational institutions that prepare students for emerging industries and entrepreneurial ventures has never been greater. Orion STEM Schools is dedicated to bridging the gap between academic knowledge and real-world problem-solving, ensuring students are not just job-seekers but future industry leaders and innovators.

ORION PORTRAIT OF A GRADUATE

Orion STEM Schools has developed a Portrait of a Graduate framework that serves as the foundation for its academic programs, student success coaching, and real-world application model. This framework ensures that graduates are not only academically proficient but also emotionally intelligent, entrepreneurial, and socially responsible.

Each Orion STEM Schools graduate will embody the following six core attributes:

1. Bold Visionary Leader

- Thinks beyond conventional boundaries and is not afraid to take risks.

- Demonstrates entrepreneurial spirit, recognizing opportunities for innovation.
- Leads with integrity, courage, and purpose, inspiring others.

2. Resilient Problem Solver

- Applies design thinking and disciplined entrepreneurship principles to tackle complex challenges.
- Embraces failure as a learning opportunity, demonstrating perseverance and grit.
- Utilizes STEM knowledge to create impactful, scalable solutions.

3. Caring Citizen

- Recognizes the social responsibility of innovation and entrepreneurship.
- Engages in community-driven problem-solving with an emphasis on sustainability.
- Demonstrates empathy and respect for diverse perspectives and global challenges.

4. Respectful Relationship Builder

- Works effectively in teams, valuing collaboration over competition.
- Fosters inclusive, trust-based relationships with peers, mentors, and industry professionals.
- Demonstrates relational intelligence and emotional awareness.

5. Inspiring Communicator

- Utilizes storytelling for influence, structuring messages with impact.
- Engages in public speaking, pitching ideas, and persuasive communication.
- Clearly articulates complex STEM and entrepreneurial concepts to various audiences.

6. Balanced Person

- Prioritizes mental, physical, and emotional well-being alongside academic and career goals.
- Develops self-awareness, mindfulness, and a growth mindset.
- Navigates stress and challenges with emotional intelligence and adaptability.

This Portrait of a Graduate ensures that every student leaves Orion STEM Schools with the skills, mindset, and confidence to thrive in STEM careers, entrepreneurship, and leadership roles.

ECONOMIC AND COMMUNITY IMPACT

Orion STEM Schools is not just an educational institution; it is an investment in the future of Warrenville and the greater DuPage County region. The repurposing of the 4520 Weaver

Parkway building into a state-of-the-art STEM and entrepreneurship school will deliver significant economic, social, and workforce development benefits.

1. Revitalizing a Vacant Property & Supporting Local Economy

- The 4520 Weaver Parkway building has been vacant for years, contributing to economic stagnation and underutilization of valuable real estate.
- By transforming the space into a cutting-edge educational facility, Orion STEM Schools will increase property values, attract new families and businesses, and contribute to the economic vibrancy of Cantera PUD and Warrenville.
- The project will create construction and operational jobs, including roles for educators, administrators, and support staff.

2. Workforce Development & Future Job Creation

- STEM jobs are growing at twice the rate of other professions and require early, high-quality exposure to STEM disciplines.
- Orion STEM Schools will partner with local and national organizations, including:
 - University of Chicago STEM Education
 - Stanford d.school
 - MIT Disciplined Entrepreneurship
 - Harvard's Making Caring Common
 - Dr. Ira Rubin's Mini Medical School
- These partnerships will bring world-class curriculum, mentorship, and industry connections to Warrenville, preparing students for high-impact careers in technology, medicine, engineering, and entrepreneurship.

3. Community Engagement & Accessibility

- Orion STEM Schools is committed to community partnerships, providing:
 - STEM workshops, hackathons, and summer programs for local students.
 - Entrepreneurship incubators that allow students and community members to prototype business ideas.
 - Mentorship and networking events with professionals in STEM and business.
- Additionally, the Orion STEM Passion Discovery Institute (launched through the nonprofit Muthusami Paravel Foundation) will ensure that students from diverse backgrounds have access to high-quality STEM and entrepreneurship education.

4. Traffic & Infrastructure Considerations

- Strategic staggered scheduling will reduce traffic congestion, ensuring smooth student drop-off and pick-up.
- The existing 168 parking spaces exceed regulatory requirements, preventing overflow parking issues.
- A separate bus drop-off zone will further optimize traffic flow and pedestrian safety.

5. Sustainability & Green Space Enhancements

- Outdoor experiential learning spaces will include:
 - Butterfly and pollinator gardens
 - Bird sanctuary and arboretum
 - STEM learning zones (garden beds, experimental plots, design spaces)
 - Yoga and movement areas for mindfulness-based education
- Orion STEM Schools will integrate sustainability-focused curriculum and encourage students to design eco-friendly solutions for real-world challenges.

The proposed Orion STEM Schools will be an extension of the Naperville Campus housing grades kindergarten through 5th grade, with both schools focusing on Science, Technology, Engineering and Mathematics and Entrepreneurship. In this rapidly changing world, Orion STEM Schools will provide the City of Warrenville and surrounding communities with an educational institution that will help prepare students for employment in jobs that don't even exist yet. STEM occupations are growing 20% faster than any other field, so in the future our country will need more qualified individuals to fill STEM jobs. The Petitioner is seeking to bridge STEM education with an entrepreneurial mindset to assist students who may want to be self-employed in the future. Petitioner is looking to inspire students to make an impact on humankind using STEM and entrepreneurship to empower students, drive change, and transform the business world with empathetic leadership.

Petitioner is partnering with the University of Chicago STEM Education, Stanford D. School, MIT, Harvard, and Dr. Ira Rubin from Mini Medical School to design the school and develop the curriculum to meet their high standards. The school's goal is to empower tomorrow's innovators and change makers. To accomplish this, Petitioner's "Human-centered Design Thinking" approach teaches students to empathize, ideate, prototype, and iterate to solve

meaningful problems creatively and collaboratively through critical thinking and exploration in various subjects with emphasis on sustainability. The school will include state-of-the-art labs, a gymnasium, collaborative pods, and a black box theater dedicated space for presentations, and experiential learning. In addition, the Petitioner will be introducing the Orion STEM Passion Discovery Institute from Summer 2025, through their non-profit Muthusami Paravel Foundation as they strongly believe that it is the responsibility of schools to expose students to fields that they don't know they love yet, by partnering with not just the universities mentioned above but also Khan Academy to empower students explore STEM & Entrepreneurship fields and discover their passion. The outdoor amenities will consist of hard surface areas for tennis, and other STEM outdoor spaces such as butterfly and pollinator gardens; bird sanctuary; garden beds, and experimental plots; arboretum/pergola; and space for yoga, brainstorming, music, movement, design, and building areas. With the help of the advisors from University of Chicago STEM Education, MIT, Stanford d.school, and other renowned educators across the world, the petitioners are reimagining Education with a state of the art pedagogy framework which not only focuses on academic rigor, but character as well. Each student will have an individualized growth and development plan to reach their fullest potential.

The school will be designed to hold approximately 420 students. The hours will be staggered with administration being available from 7:30 am to 5:30 pm; 6th through 8th grade hours of attendance will be from 8:15 am to 3:15 pm; grades 9 through 12 hours of attendance will be from 8:00am to 3:00pm; and after school programs and clubs will extend to 5:30pm. These staggered hours will assist in the coordination of staff parking and student arrival and departure and will also assist with drop off and pick up of students to prevent any back-ups. The parking drive aisles are wide enough and long enough to accommodate any vehicle stacking requirements.

The Petitioner envisions a maximum of 50 employees including administrators, teachers, and staff for the Orion STEM Schools. The parking lot will exceed the parking requirements of the Municipal Code and Cantera PUD Regulations. Being the more restrictive regulation, the Cantera PUD requires the following:

- Junior High: 1 space per employee; 0.1 spaces per student
- High School: 1 space per employee; 0.2 spaces per student

Using a conservative approach of 0.2 spaces per student as a metric for all 420 students (180

middle school students and 240 high school students – 50 students per grade), a minimum 134 parking spaces are required. After construction of the Addition, the Subject Property will have 180 spaces, which is well beyond the parking requirements. There is also a bus drop-off and pick-up area separate from the parent drop-off and pick-up area to better manage traffic on the school property. Buses will be efficiently circulated from the north end of the site to the south end of the site via the existing access points off Weaver Parkway. Student loading will generally occur on the east side of the gymnasium. Parents and caregivers dropping students off will stack along the south and east side of the school building and, if necessary, additional stacking can be accommodated in the north parking lot. Internal circulation will be restricted to one-way southbound traffic flow with all traffic entering via the north access drive and exiting via the south access drive on Weaver Parkway.

The existing 75,000 square foot building will largely remain untouched and the Addition has been designed to fit seamlessly with the character of the original building and the Cantera PUD in mind. As such, the Addition will be constructed with structural precast wall panels and painted to match the existing building and with the incorporation of a steel roof structure. The doors and windows will be installed with aluminum framing and glass to match the existing building. All roof mounted HVAC equipment will be screened behind the roof parapet to shield it from the view of any adjacent properties. Stormwater will be managed with the existing infrastructure in place serving the office building. The proposal results in 0% net new impervious are and thus, will have no impact on the system, which was designed to sufficiently manage stormwater on the Property.

Petitioner is seeking wall signage for the Orion STEM Schools for the facade of the school building facing Weaver Parkway with a sign area of approximately 28 square feet. Additionally, Petitioner seeks to install a 50 square foot double-sided monument sign with an additional 27 square feet of message board in the location of the existing monument sign located on the Property. The signage is consistent with Code sign provisions and the Cantera PUD regulations.

Based on numerous studies, the petitioner believes as much green space as possible within the view of the students because students learn better when looking at green open space rather than concrete. This is also why the school has so many outdoor amenities and learning spaces. The Subject Property will incorporate a fence adjacent to the stormwater detention area

as a safety measure and will be professionally landscaped to meet the City requirements pursuant to the landscape plans submitted herewith.

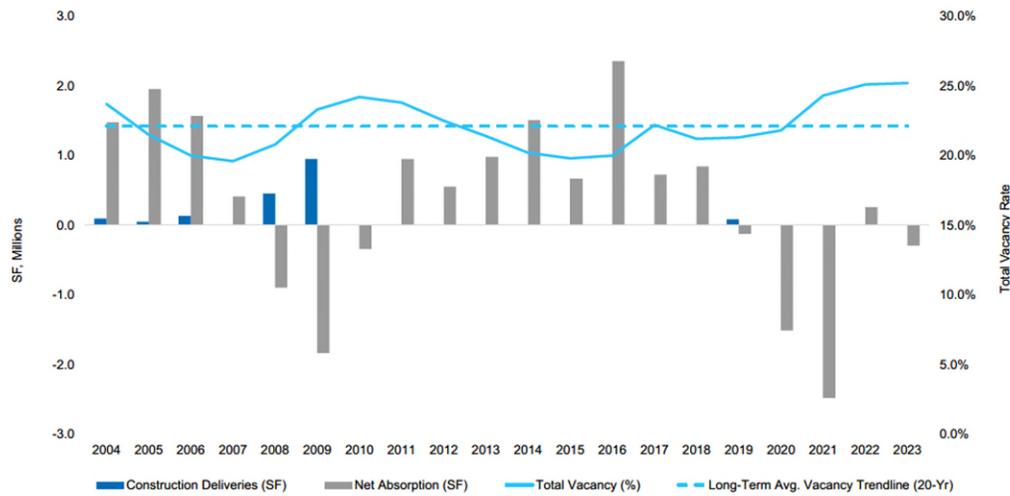
Finally, Petitioner, through its affiliates, has opened three successful preschool facilities, 2 in Naperville and 1 in Plainfield. The students who attend her preschools are taught with the same passion and inquiry based learning that is envisioned for the Orion STEM Schools. Petitioner envisions the Orion STEM Schools as an opportunity for her preschool students to continue their education with the same focus and mindset at the Orion STEM Schools, but also to offer this opportunity to other students in the community.

Petitioner will be building a commercial kitchen in the basement which will act as a satellite kitchen for their preschools, Elementary campus in Naperville in addition to this facility.

CANTERA PLANNED UNIT DEVELOPMENT

The Cantera PUD was approved in 1994 and is comprised of approximately 651 acres located along the I-88 Corridor (the “Corridor”). Development of the Corridor dates back to the 1960s when Nicor and AT&T moved their respective headquarters to Naperville and evolved through the tech boom of the 1980s and 1990s when companies like B.P moved its headquarters from Houston Texas to Warrenville. Over the last 2+ decades, the Corridor has suffered from substantial office vacancy rates often in excess of 20%. In the 2000’s, the tech bubble resulted in transformation of companies that had been the primary employers in the area. Huge blocks of office space in single-tenant buildings became available. Through the 2010’s, corridor vacancy was driven by employers’ flight to the City of Chicago in search of young talent. The office market of the 2020’s has been defined by the lingering effects of COVID-19. In January of 2024, Jones Lange Lasalle’s fourth quarter 2023 office summary identified a suburban Chicago vacancy rate in excess of 30%. Redevelopment of suburban office campuses has become commonplace throughout the market. As a result of the sustained and substantial vacancy rates, there is little stratification in prevailing rents between Class-A, Class-B, and Class-C office buildings. Almost weekly, Crain’s Chicago Business is reporting on distress in the suburban office market.

Historical Construction Deliveries, Net Absorption, and Vacancy



Source: Newmark Research

The Subject Property is a prime example of the suburban office market and faces the same vacancy challenges many other nearby offices: within Cantera and outside Cantera. Petitioner seeks to repurpose the existing 4520 Weaver Building to remove blighted conditions and transform the Subject Property into an exceptional institutional space. The proposal is in line with the Subject Property’s designation of Subarea H under the Cantera PUD, which permits institutional use areas. Repurposing the underutilized 4520 Weaver Building into a state-of-the-art school will not only elevate local educational standards, but also contribute positively to the City’s economic and social fabric.

REQUIRED DEVELOPMENT ENTITLEMENTS

1. The Petitioner seeks approval of a major PUD Amendment to the Cantera PUD.
2. The Petitioner seeks approval of a site-specific amendment application to permit a school in the light industrial park use area under Subarea H of the Cantera PUD.
3. The proposed entitlement requests meet all City and State requirements for the development of the Subject Property and will facilitate the beneficial use of the Subject Property.
4. The required standards approval of a major PUD amendment and site specific amendment are met as follows:
 - a. *The PUD represents a more creative approach to the unified planning of development*

and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable zoning district or subdivision regulations, and solely on this basis modifications to the use and design standards established by such regulations are warranted.

The Cantera PUD was approved in 1994 and contemplated a large-scale office, research, and technology development in line with the other developments within the vicinity of the I-88 tech corridor. At the time of approval, the Cantera PUD was innovative and reflective of the tech boom of the 1980s and 1990s. Understanding the evolution of land uses, the Cantera PUD sets forth regulations, standards, and procedures to allow flexibility within the PUD over time, while simultaneously keeping with the intent and character of the PUD. Though the significant office presence was originally intended for the Cantera PUD in the 90s, property owners have needed to get creative with land uses to help support the long-term viability of the Corridor. With that, the recent trend of development along the corridor has been institutional or mixed-use. This includes hotel users, schools, dining & entertainment uses, and even residential uses to support the evolving businesses. Though there is a significant office presence in this general area, larger users seek tollway frontage and the remaining offices are experiencing significant vacancies due to their lack of lifestyle amenities being offered and the trend of remote working as a result of the COVID-19 pandemic. As such, the Subject Property presents an excellent canvas to create a state-of-the-art school to reignite activity, fill vacancy voids within Cantera, and add a thriving supporting use to the existing offices and business located within the I-88 corridor. To this end, extensive care was taken in the development of the site plan to fit harmoniously in this area. In fact, the general nature of the Subject Property will remain unchanged. Petitioner plans to repurpose the existing 75,000 square foot office building that has been vacant and underperforming for years. To provide for a successful STEM School, Petitioner plans to incorporate a 13,787 square foot addition to accommodate a gymnasium/storm shelter on the site as well as an auditorium. The Addition will be designed to fit seamlessly with the original 4250 Weaver Building to fit harmoniously with

the overall PUD and Cantera's overall design guidelines. Ultimately, in lieu of constructing a new school from the ground up, the Petitioner's plan is a creative approach to repurpose the underutilized 4520 Weaver Building and help sustain the long-term viability of Cantera and the Corridor.

b. The PUD meets the requirements for Planned Unit Developments set forth in the Warrenville Zoning Ordinance, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein.

The PUD and proposal meets all requirements for a Planned Unit Development with the exception of the following modification:

1. Chapter 11(H) Foundation Landscaping: Petitioner requests a waiver from the requirement to maintain a 10' wide foundation planting area adjacent to the Addition.

c. The PUD is generally consistent with the objectives of the City Comprehensive Plan as viewed in light of any changed conditions since its adoption.

The Subject Property is designated for office/research under the 1984 Comprehensive Plan. Such designation is reflective of the original intent for the Cantera PUD when it was approved in the early 1990s. In recent years, several office buildings have suffered vacancies and are underutilized. The Subject Property is a prime example of this. Vacant buildings are detrimental to the character of the Corridor, sapping energy and ultimately leading to blighted conditions. With the oversupply of office space in the corridor, repurposing the 75,000 square feet of office space for a STEM School will benefit the broader market, bringing supply closer to demand – addition by subtraction. At the same time, the STEM School will create a new and vibrant high-end educational opportunity within the Corridor and for the Warrenville community at large. By virtue of accommodating grades 6 through 12, the school will generate daily liveliness within Cantera, which is ultimately beneficial to the corridor. The STEM school is proposed within Subarea H under the Cantera PUD, which permits institutional uses. Although the Subject Property was not originally

developed as a school, the PUD acknowledged the potential for the land uses on this site to evolve with the changes in land use patterns such as those Cantera faces today. Accordingly, the proposed use is consistent with the objectives set forth for the Subject Property.

d. The PUD will not be detrimental to the public health, safety, morals, or general welfare.

The major PUD amendment will not be detrimental to the public health, safety, morals, or general welfare. On the contrary, the amendment will facilitate the rehabilitation of the vacant 75,000 square foot building that currently provides no net benefit to the general welfare. The STEM school will provide enrichment opportunities to school-aged children grades 6-12 to shape students intellectually, emotionally, and socially with entrepreneurship and design-oriented thinking. The mission of Orion STEM Schools is to prepare students to lead with integrity and make ethical decisions. Accordingly, the PUD amendment will foster young minds and empower students to pursue their passions with purpose in an environment that fosters social and self-acceptance with a spirit of gratitude and good morals. With that yields a positive future for the well-being of our community.

e. Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property.

Along with several other offices, the 4520 Weaver Building has struggled to secure vacancy for a period of time. This situation is not unique to the 4520 Weaver Building as we see office vacancy rates in excess of 20%. Similar to other dated buildings, there are no amenities to the 4520 Weaver Building, which has been a primary driver of new occupancy in the corridor. With corporations continuing a decades long trend of reducing footprint in the corridor, the existing building has little prospect for productive use in its current configuration. Per the Newmark study referenced above, redevelopment for new office is highly unlikely. There has

not been new office development in the suburbs since 2019 due to continuously declining office occupancy rates and prevailing rents. With that, owners and office parks need to pivot to bring the supply of available office space closer to the demand. By removing another blighted vacancy within the corridor and developing an exceptional institutional use on the Property, Petitioner will do just that. Much of the proposal requires improvements to the interior of the 4520 Weaver Building. With this, Petitioner is largely maintaining the current site configuration with the addition of a gymnasium and auditorium to support the STEM school, which will not be injurious to the use and enjoyment of the other properties in the vicinity, impair property values, nor impede the orderly development of surrounding properties.

f. The design of the PUD is as consistent as practical with the preservation of natural features of the site such as flood plains, wooded areas, steep slopes, natural drainage ways, or other areas of sensitive or valuable environmental character.

The PUD amendment primarily comprises alterations to the interior 4520 Weaver Building and largely maintains the current site configuration. The Addition will be located within the existing parking area and will not otherwise impact any natural features of the site.

g. Streets, sidewalks, pedestrian ways, bicycle paths, off-street parking, and off-street loading as appropriate to the planned land uses are provided. They are adequate in location, size, capacity, and design to ensure safe and efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, garbage trucks, and snow plows as appropriate without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD, or unduly interfering with the safety or capacity of adjacent streets.

The Property currently has 255 parking spaces. Required parking for the proposed school is as follows:

Warrenville Code

Junior High School	1 space per Employee; 0.07 spaces per student
High School	1 space per employee, 0.2 spaces per student

Cantera PUD

Junior High School	1 space per Employee; 0.1 spaces per student
High School	1 space per employee, 0.2 spaces per student

Petitioner anticipates a capacity of 420 Students for the school. Using the more restrictive parking requirements set forth under the Cantera PUD regulations, and anticipating 60 students per grade, the school is required to provide 126 parking spaces. Even with the reduction of parking as a result of the Addition, the school will be adequately served with 180 spaces, which is in excess of the requirements. The street, sidewalk, and pedestrian path configurations will remain untouched under this proposal. Additionally, any buses dropping students off will be efficiently circulated from the north entrance to the south entrance with a separate designated area for parent drop-off. Parent drop-off will be staggered as school will begin at different times per grade so as to avoid congestion during the peak morning or afternoon pick-up and drop-off times. As such, there is adequate capacity to serve the proposed school at this location.

h. The quality and quantity of public and common open spaces and landscaping provided are consistent with the higher standards of design and amenity required of a PUD. The size, shape, and location of a substantial portion of total public and common open space provided in residential areas render it useable for recreation purposes. Open Space between all buildings is adequate to allow for light and air, access by fire fighting equipment, and for privacy where walls have windows, terraces, or adjacent patios. Open space along the perimeter of the development is sufficient to protect existing and permitted future uses of adjacent property from adverse effects from the development.

The overall open space provided within the Cantera PUD will remain unchanged. By virtue of granting the requested approvals, Petitioner will repurpose the Property as a STEM School. The existing 4520 Weaver Building will remain on site with a 13,787 square foot

addition to accommodate the gym and auditorium. The improvements will be located solely within the subject property and will not otherwise alter the amount of common open space within the Cantera PUD. The improvements will be constructed in accordance with the City and Cantera's regulations in terms of setbacks and overall design to ensure adequate light and air is provided, fire access is maintained, and open space is not negatively impacted.

- i. Where individual parcels are to be later sold, adequate provision has been made in the form of deed restrictions, homeowners or condominium associations, or the like for:
 - a. the preservation and maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas, and other common elements not to be dedicated to the City or another public body*
 - b. such control of the use and exterior design of the individual structures, if any, as is necessary for continuing conformance to the PUD Plan, such provision to be binding on all future ownership**

Deed restrictions are in place as it relates to the Subject Property and Petitioner's proposal will abide by said restrictions. The exterior design of the building is consistent with the Cantera PUD Approvals and Petitioner will obtain any requisite approvals from the Association to construct the proposed Addition.

j. The land uses, intensities, and phasing of the PUD are consistent with the anticipated ability of the City, the school districts, and other public bodies to provide and economically support police and fire protection, water supply, sewage disposal, schools, and other public facilities and services without placing undue burden on existing residents and businesses.

The proposal for a private STEM School will have no negative impact on the public school system or other public facilities. In fact, we can expect additional tax revenue to be generated by the proposal and specifically, a portion of that tax revenue will be paid directly to the school district as a result of the operation of a private school without the burden of generating new students for the public school system. In addition, all utilities will be properly designed and provided for such that no undue burden will be placed on existing residents and businesses.

k. Each development phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed. The provision and improvement of public or common area improvements, open spaces, and amenities – or the provision of financial sureties guaranteeing their improvement – is phased generally proportionate to the phasing of the number of dwelling units or amount of non-residential floor area.

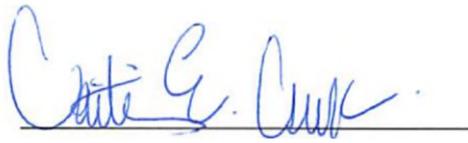
The proposed amendment to the Cantera PUD can exist as an independent unit. The STEM School will operate under the rules and regulations of the PUD, but will maintain its own distinct operations. The proposal will not be constructed in phases. In fact, much of the site will remain unchanged with the exception of the Addition to accommodate the auditorium and gymnasium/storm shelter in accordance with Illinois law and an auditorium. The proposal meets all foregoing criteria and all applicable regulations as set forth under the City Code and Cantera PUD regulations, with the exception of the one modification from foundation landscape requirements requested herein.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests that the Plan Commission recommend approval and the City Council approve the following: (i) approval of a site specific amendment in the Special Development District known as Cantera (“Cantera”); (ii) approval of a major amendment to the Cantera Planned Unit Development; and (iii) such other variances, departures or deviations as may be necessary to develop the Subject Property as depicted on the plans submitted herewith pursuant to the appropriate provisions of the Code.

RESPECTFULLY RESUBMITTED this 21st day of February, 2025.

PETITIONER:

W ESTATE LLC,
an Illinois limited liability company

A handwritten signature in blue ink, appearing to read "Catherine G. Clark", is written over a horizontal line.

By:
Rosanova & Whitaker, Ltd. Attorney for the Petitioner

EXHIBIT A
LEGAL DESCRIPTION

LOT 1 IN CANTERA H3 AND H4 RESUBDIVISION OF LOTS 3 AND 4 IN CANTERA SUBAREA H BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 1 AND PART OF THE SOUTHEAST QUARTER OF SECTION 2, BOTH IN TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 1998 AS DOCUMENT R98-215342, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 4520 WEAVER PARKWAY
WARRENVILLE, IL 60555

PIN: 07-1-304-014