



SCHOOL ASSOCIATION FOR SPECIAL EDUCATION IN DUPAGE

Facilities Planning Committee Meeting

April 15, 2026

SASED Administrative Center

2900 Ogden

Lisle, IL 60532

2:00 PM

AGENDA

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance**
3. **Approve Meeting Minutes from February 25, 2026**
4. **Potential Properties Update**
5. **Review Timeline**
6. **Adjournment**



SCHOOL ASSOCIATION FOR SPECIAL EDUCATION IN DUPAGE

**SASED Facilities Planning Committee Meeting
February 25, 2026 - 2:00 PM
SASED Administration Center
2900 Ogden Avenue, Lisle, IL 60532**

MEETING MINUTES

Mr. Mark Cross, Committee Chairperson, called the meeting to order at 2:05 pm and welcomed those in attendance.

1. Roll call was taken with the following responding:

Present:	District	Representative
	DuPage County School District 45	Dr. Brian Graber
	Salt Creek School District 48	Dr. Amy Zaher
	Maercker School District 60	Dr. Sean Nugent
	Cass School District 63	Mr. Mark Cross

Absent: West Chicago Elementary School District 33
Community High School District 99

Present: 4 Districts **Absent:** 2 Districts

Also in attendance:

Dr. Jean Barbanente, Board of Directors Chairperson, SD88
Dr. Kim Dryier, Executive Director, SASED
Ms. Rachel Wisniewski, CSBO, SASED
Dr. Lizzy Vander Woude, Asst Dir Programs & Services, SASED
Mr. Dan Lawler, Technology Coordinator, SASED
Mr. John Langton, Facilities Specialist, SASED
Ms. Senga Lowe, Board Recording Secretary, SASED

2. Pledge of Allegiance

3. Approved Meeting Minutes

*A motion was made to approve the meeting minutes from the January 14, 2026 meeting, as presented.
This motion was made by Member Zaher and seconded by Member Graber.
Upon voice vote of all ayes from 4 districts present, motion passed.*

4. Facility Planning Update

Dr. Dryier and Mr. Langton provided more detailed information regarding the two potential properties in Lisle and Westmont. The focus is on cost-neutral options for the member districts.

Property 1 - 410 Warrenville Road, Lisle - This property could host Administrative offices, Transition program, Medical Needs Program and approximately 7 SLE classes. The cost offset would be \$15.1M. Lisle is in the process of making changes to their zoning requirements. They would require a special use variance or rezoning of property.

Property 2 - 601 Oakmont Lane, Westmont - This property could host Administrative offices, Transition program, Medical Needs Program, Southeast and approximately 20 SLE classes. The cost offset would be \$21.7M. 75% of the rooftop units are over 30 years old and would require immediate repair. A member asked where does the contingency stand with renovating to code (ADA and ROE). The Architect will

provide that information. This property could possibly be renovated in three phases - 1-2 floors, 3rd floor and then 4th floor.

Dr. Dryier and Mr. Langton are waiting to receive cost estimates on both properties. Mr. Langton discussed the need for submitting a non-binding Letter of Intent between the realtor and the owner of each property. The only way to receive a cost on each property is to provide a letter of intent. Mr. Langton and Dr. Dryier will work with the realtor on these letters and provide a copy to the Board of Directors at the March meeting, including all of the contingencies.

5. Southeast Property Update

Dr. Dryier spoke with Dan Bridges, Superintendent at Naperville SD203. SD203 would like to consider purchasing Southeast if SASSED decides to release it. Detailed discussion took place on what that might look like for SASSED. It was recommended that a discussion between SASSED and SD203 attorneys take place regarding the revision of the 1971 contract to make it more equitable for both parties. Dr. Dryier would like to bring a recommendation to the Board of Directors on how to move forward.

6. Determine Next Steps

- 1) Continue to work with the Architect and Realtor to receive costs.
- 2) Develop a Letter of Intent to both property owners.
- 3) Discuss Southeast Contract with SASSED attorney and work with SD203 attorney for a possible revision.

7. Adjournment

A motion was made to adjourn at 3:02 pm. This motion was made by Member Zaher and seconded by Member Graber. Upon voice vote of all ayes from 4 districts present, motion passed.

Minutes Approved by:

Committee Representative

Date

PROPERTIES UNDER CONSIDERATION

1520 Kensington Rd., Oak Brook

- ✓ \$5,325,950 [\$35.00 per sf] offer pending – financially distressed property
- ✓ approx. 16.69 acres of improved property with a three-story, **152,170** sf building
- ✓ built in 1985
- ✓ partially leased (most 1 year, but the first floor day care facility is through 2030)

601 Oakmont, Westmont

- ✓ \$7,663,630 [\$65.00 per sf] offer pending
- ✓ approx. 7.16 acres of improved property with a four-story, **117,902** sf building
- ✓ built in 1990
- ✓ top floor leased through 2029

410 Warrenville Rd., Lisle

- ✓ \$4,121,585 [\$65.00 per sf] offer pending
- ✓ approx. 5.53 acres of improved property with a four-story, **63,409** sf building
- ✓ built in 1999
- ✓ top floor leased to Northern Seminary for two years

28100 Torch Parkway, Warrenville

- ✓ \$7,134,470 [\$35.00 per sf] offer pending – financially distressed property
- ✓ approx. 12.07 acres of improved property with an eight-story, **203,842** sf building
- ✓ potentially to sell-off northwest parking for residential development
- ✓ built in 1996
- ✓ fully vacant



SASED FACILITIES TIMELINE

Dr. Kim Dryier
SASED Executive Director

August 2028

- All SASSED programs and offices have been successfully relocated
- 12-15 permanent satellite classes have been secured
- All SASSED staff and students begin the school year in the new facilities

December 2026 or 2027

- SASSED A New administrative staff, Related Services, and Itinerant staff begin to transition to new facility(s)

November 2026 or 2027

- Notice needs to be given to 2900 lessor for termination of lease effective May 31, 2028

September/October 2026

- Construction begins
- New furniture and supplies are selected and ordered as appropriate

July 2026

- Bids for construction open
- General Contractor approved

March-~~May 2026~~ August 2026

- Facility(s) may be secured and purchased
- Designs are in progress
- Costs are finalized
- **New Bylaws- need conversation**

December- ~~February 2025/2026~~ June 2026

- SASSED Facility Plan is developed and finalized
- Estimated costs of renovations/construction are shared
- **Funding option is determined and secured**
- **Focus Groups are facilitated**

November 2025

- Cost analysis and accurate anticipated cost offset is calculated
- Architect is finalized

October 2025

- Architect is finalized
- Potential Properties are pursued
- ~~Owner's Rep is finalized~~

September 2025

- Architect is finalized
- ~~Owner's Rep is pursued~~

*Modifications to this timeline will occur throughout this process