

PETITION FOR DEVELOPMENT APPROVAL

Project Summary

Applicant: CHP-HSG Naperville, LLC

Property: Freedom Commons PUD
1836 Freedom Drive, Naperville, Illinois

Project Summary:

CHP-HSG Naperville, LLC (“**CHP**”) is the contract purchaser for the former health club located at 1836 Freedom Drive, Naperville, Illinois (“**Property**”). CHP is proposing to undergo renovations at the Property to accommodate medical office and related outpatient healthcare services. CHP will be entering into a lease agreement with a healthcare group for the use of the Property (“**Tenant**”). The Tenant’s choice to locate this facility in Naperville provides residents and the surrounding communities with access to outpatient services. The proposed use will provide financial and commercial benefits to the City by generating tax revenue and bringing visitors and business to the area.

The Property consists of a 42,438 square foot building located on Lot 13 of the Freedom Commons PUD, consisting of a 5.08-acre site. The Property is zoned B2 PUD and no change to the zoning is being requested. CHP intends to renovate and improve the site to accommodate medical office use and related outpatient healthcare services. The majority of the renovations will be interior specific but will also include site specific improvements (e.g. asphalt milling and overlay of parking lot, adding new drop-off lane, refurbishment of sidewalks and landscaping, curbs and gutters, striping of parking lot, etc.).

CHP is requesting a major change to the Freedom Commons PUD due to the change in the designation of land use, along with a loading deviation as further set forth in the Response to Standards Exhibits.