

**ORDINANCE NO. 25 -**

**AN ORDINANCE APPROVING A FIRST AMENDMENT TO THE PURCHASE AGREEMENT WITH LTF REAL ESTATE COMPANY, INC. FOR CITY PROPERTY LOCATED SOUTH OF THE SOUTHEAST CORNER OF ROUTE 59 AND 103<sup>RD</sup> STREET IN THE CITY OF NAPERVILLE**

**RECITALS**

1. **WHEREAS**, pursuant to a Purchase Agreement for City Property Located South of the Southeast Corner of Route 59 and 103<sup>rd</sup> Street in the City of Naperville (the “**LTF Purchase Agreement**”) approved by the City Council on March 7, 2023, LTF Real Estate Company, Inc. (“**LTF**”) is the contract purchaser of a portion of City-owned property commonly known as the “South Forty Property” located on the southeast corner of Illinois Route 59 and 103<sup>rd</sup> Street in Naperville, Will County, Illinois.
2. **WHEREAS**, the portion of the South Forty Property that LTF is planning to acquire will be known as Lot 1 of the Final Plat of Naperville-South Forty Lots 4, 5, 6 and 7 Resubdivision upon approval thereof by the Naperville City Council (the “**LTF Parcel**”) located directly south of West 103<sup>rd</sup> Street and east of Illinois Route 59.
3. **WHEREAS**, LTF intends to develop the LTF Parcel with a 105,000 square foot, two-story Life Time fitness facility.
4. **WHEREAS**, certain provisions the LTF Purchase Agreement have been revised in the First Amendment thereto attached hereto as **Exhibit A** (the “**First Amendment to the LTF Purchase Agreement**”), including but not limited to: (i) a reduction in the acreage being purchased by TCN from approximately 12.55 acres to approximately 10.55 acres; (ii) provision of off-site stormwater detention to be located on a portion of the City’s remaining South Forty Property (to be known as Outlot A of the Final Plat of Naperville-South Forty Lots 4, 5, 6 and 7 Resubdivision upon approval thereof

by the Naperville City Council) for which LTF is compensating the City as part of the purchase price being paid to the City, and other revisions more fully described on **Exhibit A**.

5. **WHEREAS**, the City Council of the City of Naperville has determined it is in the best interest of the City to enter into the First Amendment to the LTF Purchase Agreement attached thereto as **Exhibit A** subject to the terms and conditions set forth and referenced 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:** The First Amendment to the LTF Purchase Agreement attached hereto as **Exhibit A** is hereby approved.

**SECTION 3:** The City Manager is hereby authorized to execute, and the City Clerk is hereby authorized to attest, the First Amendment to the LTF Purchase Agreement attached hereto as **Exhibit A**.

**SECTION 4:** This Ordinance is subject to all conditions and requirements set forth in the Naperville Municipal Code, as amended from time to time.

**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. Technical and minor substantive revisions as deemed acceptable to the City Attorney may be made to this Ordinance and to the exhibits hereto prior to recordation with the Office of the Will County Recorder.

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

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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Scott A. Wehrli  
Mayor

ATTEST:

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Dawn C. Portner  
City Clerk