



November 28, 2022

City of Naperville
400 S. Eagle Street
Naperville, IL 60540
630-420-4101

To whom it may concern:

The proposed clinic planned for the Edward Hospital campus will serve as a cardiovascular center of excellence and is designed to complement the Edward campus. The proposed building will replace the existing multi-tenant medical office building originally constructed in the 1970s.

The project is an excellent fit within the overall health services (HS) district. The purpose of the district is *"to provide accommodation for the City of Naperville's hospital and medical service campuses and to ensure that they will operate in harmony with the surrounding residential, commercial, and institutional uses. The health services district is intended to provide regulations on a campus wide basis by recognizing the interdependency of the various permitted, conditional, and accessory uses and the resources that are shared between them."*

This property has long been used to serve the healthcare needs of the community, including physicians employed by and affiliated with Edward Hospital. Patients and staff are not expected to travel between the hospital and the proposed clinic during individual appointments. Physicians, however, may travel between the new clinic and the hospital throughout their day.

The rezoning from office/commercial/institutional (OCI) to HS is supported by the fact that the redevelopment will further integrate this property into the Edward Hospital campus. The project will create a new entrance into the hospital campus from Martin Avenue. Campus parking also remains in compliance with code, as confirmed in the campus parking study provided to City staff.

Per code Section 6-7J-10:1, the City of Naperville requires the FAR to be less than 1.3. The FAR for this clinic is 0.94 and is, therefore, below code maximums.

Overall, the project reflects a significant investment into the campus and the City of Naperville, reflecting Edward's role as a premier healthcare destination and economic engine for the City.

Ryan Companies US, Inc.
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Westmont, IL 60559

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CHICAGO, IL LICENSE TGC04631
Equal Opportunity Employer



Sincerely,

A handwritten signature in dark green ink, appearing to read "Curt Pascoe". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Curt Pascoe

Vice President of Real Estate Development

Ryan Companies US, Inc.