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June 7, 2023 (Revised)

Mr. Anthony Losurdo, Chair  
Planning and Zoning Commission  
City of Naperville  
400 South Eagle Street  
Naperville, Illinois 60540

*RE: Franklin Partners, L.L.C. Redevelopment Site  
1960 West Lucent Lane, Naperville, Illinois 60563  
Planning and Zoning Commission Public Hearing – June 7, 2023  
Proposed ORI Text Amendment (Case #23-1-041)*

Dear Chairman Losurdo and Commissioners:

I continue to represent Franklin Partners, L.L.C. who has now partnered with Hillwood, a Perot Company in their collaborative efforts to plan and process redevelopment proposals for the roughly 40-acre parcel at the northwest corner of Naperville Road and Warrenville Road. The demolition of the long vacant Nokia office building is in an advanced stage of processing and demolition will likely commence within weeks.

The Franklin/Hillwood team has been working both transparently and collaboratively with the Naperville Development Partnership and the City of Naperville professional planning staff to plan redevelopment proposals for this important land use opportunity. The success of this process could be impacted by the very nature of the ORI text amendments currently proposed to the Planning and Zoning Commission.

We are very aware of the publicly stated purpose motivating the ORI text amendments, at least to the extent of removing industrial warehousing from the list of conditional and permitted land uses within the ORI district. But the proposed amendments that we have been tendered appear to be far more restrictive than required to address industrial warehousing. And to this more expansive amendment of the ORI zoning, my client has asked that I raise a point of concern.

The definition of a “Data Center” appears to be sufficient for most to understand, and the inclusion of Data Center as a permitted use subject to a conditional use permit is also clear. On this element, Franklin/Hillwood has no concern. But even with the delivery of adequate electrical power

infrastructure at this key location within the City, there is still no guarantee that the 40-acre parcel will gain two or even one investor for a Data Center. Because of this, the Franklin/Hillwood site must have an economically viable back up land use that is permitted either of right or as a conditional use.

While Franklin/Hillwood has stopped work on processing any plans for industrial warehousing because of the recent turn of direction by the City, the back up planning continues. And both Franklin and Hillwood are very familiar with the economically viable technology focused land uses that could provide appropriate tenants and employment fields to match the City's tradition of being a research and technology corridor.

The ORI text amendments under consideration do not presently leave a clear pathway forward for specialized manufacturing concerns that represent the current evolution of research and technology enterprises. These specialized manufacturing concerns include Defense, Aerospace, Smart (robotics), JIT (just in time industries), Semi-conductor, Battery, Medical/Pharmaceutical, Digital, Aseptic processing and Solar Cell. Any of these specialized manufacturing concerns fits squarely within the research and technology land use categories as they have evolved over the past two decades.

It is not presently clear if it is the City's intention to restructure the ORI land use text so as to prevent these research and technology land uses from occupying properties within the ORI district. If so, this will significantly restrict the economically viable land uses for the Franklin/Hillwood property.

Hillwood has also suggested that even if these specialty manufacturing technology uses are contemplated to be included in the ORI land uses, one or more of the bulk regulation restrictions built into the current draft could prevent these technology uses from occupying buildings within the ORI zone.

In this regard, Hillwood has suggested that the 50% warehouse/storage/staging area would be much more financeable if the limit was increased to 75%. Doing so would allow for a small amount of storage, as well as packaging and shipping of finished products, many of which take weeks to assemble prior to sale of shipment (for high value, large items).

Next, food manufacturing should also be incorporated as a permitted or special use to provide for an economically viable land use squarely within the technology focus that has typified the corridor for decades.

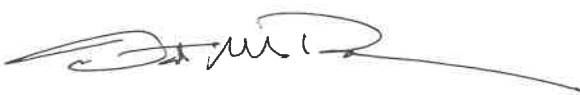
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Lastly, as currently drafted, Hillwood perceives the restriction on access doors per square footage to be unfinanceable for technology specialty manufacturers. If the proposed regulation were changed to allow one access door per every 13,000 square feet, a building as large as 200,000 square feet would be allowed a maximum of 15 access doors inclusive of grade level entrances. This level of regulation has proven to be financeable at multiple locations nationwide.

On behalf of Franklin/Hillwood, I express their appreciation for continued collaborative efforts to assure that economically viable land uses can be realized, and that the finished result can deliver a land use pattern that meets the City's vision of the technology corridor of the future.

Thank you for your consideration.

Very truly yours,



Scott M. Day

SMD:kg  
cc: Franklin Partners, L.L.C.  
Hillwood