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January 12, 2022

Planning and Zoning Commission
City of Naperville
400 S. Eagle Street
Naperville, IL 60540

***Re: Text Amendment to the ORI Zoning District
PZC Case #21-1-144
ORI Text Amendment***

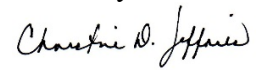
Dear Chairman and Members of the Planning and Zoning Commission:

The Naperville Development Partnership (NDP) is a public/private economic development organization dedicated to promoting positive business growth, increasing good job opportunities, and enhancing the tax base for the community. The I-88 corridor was designated the “Illinois Technology and Research Corridor,” with major corporations such as Bell Labs, Amoco, and Nicor populating the corridor throughout the 1960s and 1970s. While much has changed in the decades since, the character and vibrancy of the corridor has remained strong. Additions such as Hub 1415 (formerly Tellabs), Calamos’ City Gate Centre and The Shuman (formerly OfficeMax HQ), are just a few of the new or renovated developments that demonstrate the continued relevance of the corridor. It is with a fervent desire to maintain the corridor as a principle commercial center that the NDP strongly supports the proposed text amendment modifying the uses of warehouse/storage and self-storage to a conditional use (rather than permitted use) in the ORI zoning district.

Today’s retail economy has expanded to include significant online sales. To meet the needs of the online retailers, developers are eager to acquire as much property as possible to create warehouse/distribution centers. Naperville has areas of the community zoned Industrial that are suitable for the heavy trucking requirements of the mega warehouse, and this use will continue to be a permitted and supported use within the Industrial zoning districts. However, many industrial developers are pursuing existing office, retail, and vacant properties in other zoning districts for tear-down and (re)development to warehouse. With such a change of use, the city stands to lose much of the economic vibrancy and good jobs the Technology and Research Corridor brought – and continues to bring – to the region. As a conditional use in the ORI zoning districts, the city will have greater controls over future (re)development and heavy truck traffic generated by warehouse/distribution uses.

On behalf of the NDP board of directors, we thank you for your consideration of the NDP's position on this matter and thank you for your dedication and service to the community.

Sincerely,



Christine D. Jeffries
President

C: NDP Board of Directors
Naperville City Council
William Novack, TED
Allison Laff, TED