



City of Warrenville  
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January 31, 2022

Mayor and City Council  
City of Naperville  
400 S. Eagle Street  
Naperville, IL 60540

**RE: Zoning Ordinance Text Amendment to ORI District Regulations  
PZC Case #21-1-144**

Dear Mayor Chirico and Members of the Naperville City Council:

I am writing on behalf of the City of Warrenville to express strong support for your approval of the ORI Zoning District Text Amendment of which your Planning and Zoning Commission unanimously recommended approval at their January 19, 2022 meeting.

For decades, Naperville, Warrenville, Lisle, and DuPage County have carefully and consistently planned, made significant infrastructure investments, and worked collaboratively with the business and real estate development community to cultivate a character of quality, innovation, and economic vitality in the western segment of the I-88 Technology and Research Corridor. As a result, the corridor continues to attract a diverse range of desirable businesses that produce high-quality jobs, draw talented people, and contribute positively to the character and quality of life in our communities. As part of this effort, warehouse and distribution uses have been permitted and embraced in strategic locations throughout the corridor where roadway infrastructure can effectively accommodate the new truck traffic this type of development generates. Historically, our communities have been resistant to large blocks of this type of development within the visual corridor of I-88, knowing there are more appropriate and suitable locations.

Like the City of Naperville, Warrenville continues to receive and respond to increasing interest from industrial developers pursuing opportunities to build new, extremely large, precast tilt-up concrete, warehouse and distribution facilities in our community. Increasingly, these proposals involve the redevelopment of existing commercial and office properties adjacent to I-88. While current market, demographic, and economic trends make this type of development increasingly attractive and profitable from a real estate development and business investment standpoint, the key question from a municipal perspective is whether it will have an overall positive impact on the character, economic vitality, and quality of life in our communities.

Answering this question requires a careful evaluation of the specifics of individual project proposals. With the approval of the zoning text amendment that would classify new warehouse and distribution projects a possible conditional use in the ORI zoning district,

Naperville Mayor Chirico and City Council

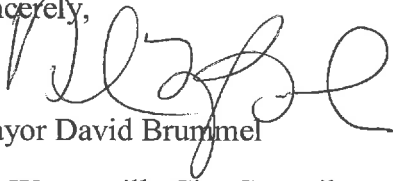
January 31, 2022

Page 2 of 2

the City of Naperville would be able to more effectively evaluate these types of projects, make informed decisions on them, ensure they occur in appropriate locations, and impose special approval conditions designed to address the unique impacts this type of project can have on the character and roadway network in the surrounding area.

On behalf of the City of Warrenville, thank you for your careful consideration of our City's position on this matter, as well as your continued efforts to re-invent, re-invigorate, and diversify the land uses in the western section of the I-88 corridor in a manner that attracts top talent, enhances its overall economic vitality, and adds positively to the quality of life in all of our communities.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Brummel', written over the word 'Sincerely,'.

Mayor David Brummel

cc: Warrenville City Council

Doug Krieger, Naperville City Manager

Bill Novack, Director of Naperville Transportation, Engineering, and Development

Allison Laff, Deputy Director of Naperville Transportation, Engineering, and Development